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ARTISTIC
HOMES
SPANISH
COLONIAL
DESIGNS



VIEW OF MT. RAINIER FROM LAKE WASHINGTON.

FRED L. FEHREN CO.
ARCHITECTS.

SEATTLE, WASH.

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ARTISTIC HOMES

BEING

ONE HUNDRED UNIQUE DESIGNS

AFTER THE

SPANISH-COLONIAL STYLE

OF ARCHITECTURE

— BY —

FRED. L. FEHREN COMPANY

ARCHITECTS

SEATTLE, WASHINGTON,

1905

FIRST EDITION

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To the Home Builder



This book of designs, showing one hundred homes, most of which have been actually erected in Seattle and vicinity at the cost appended to each, is issued to aid the home builder in crystalizing his ideas. After this is accomplished we are prepared to express them in stone, brick or wood, through the medium of our carefully prepared plans and specifications. To make absolutely sure that they are exactly carried out we superintend the work, if desired, at a trifling cost compared with our saving to the owner.

Hundreds of satisfied families living in homes erected from our plans are our excuse for offering this selection to the public. Herein may be found homes suited to every purse, from the cosy \$500 cottage to the \$6,000 city residence; homes suited to varied tastes from the Colonial cottage to the sumptuous seaside bungalow of shaggy hemlock logs.

If you are not quite suited by any floor plan or exterior shown we will gladly prepare new ones to meet your every requirement of cost and style.

Important

You cannot afford to build without carefully prepared plans, specifications and details. The services of a skilled architect are imperative to obtain good results in even the simplest home. You may succeed in building a well constructed dwelling, without architectural superintendence, though few there are who have that happy experience. No one ever built satisfactorily without plans, the cost of which is saved many times over before the building is half completed.

Detail Makes the House

A design may be selected from this book and built without plans and details with the inevitable result, a caricature of the original. A house is but an aggregation of details—in the successful house built from plans every detail is studied with relation to its neighbor, giving a harmonious whole. The carpenter's house is built without regard to detail, is rushed together with no thought as to what has gone before or is to come after.

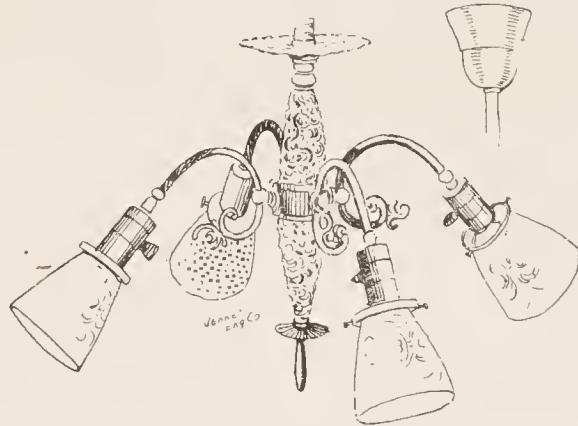
Ten dollars saved building without plans is a hundred dollars lost in the building.

In Ordering Plans

FIRST.—Order by design number, giving page on which shown in book.

SECOND.—Enclose Postal Money Order or Bank Draft for the cost given under Design selected.

THIRD.—In case radical changes are desired write us or call at our office and explain the nature of same.

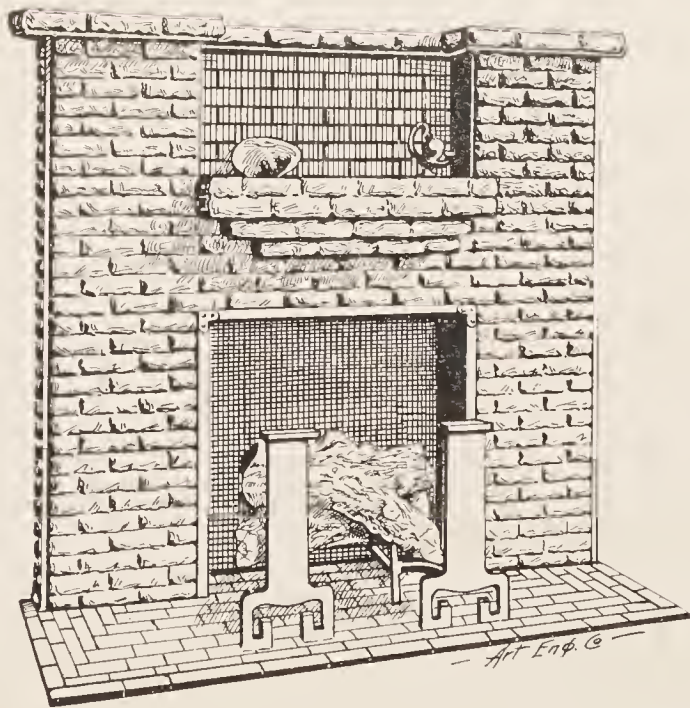


Note to Builders and Contractors

Before completing your plans and specifications call, write or consult with us in regard to

We Give Special Attention to Designing and will be Pleased to Submit Designs at any time.

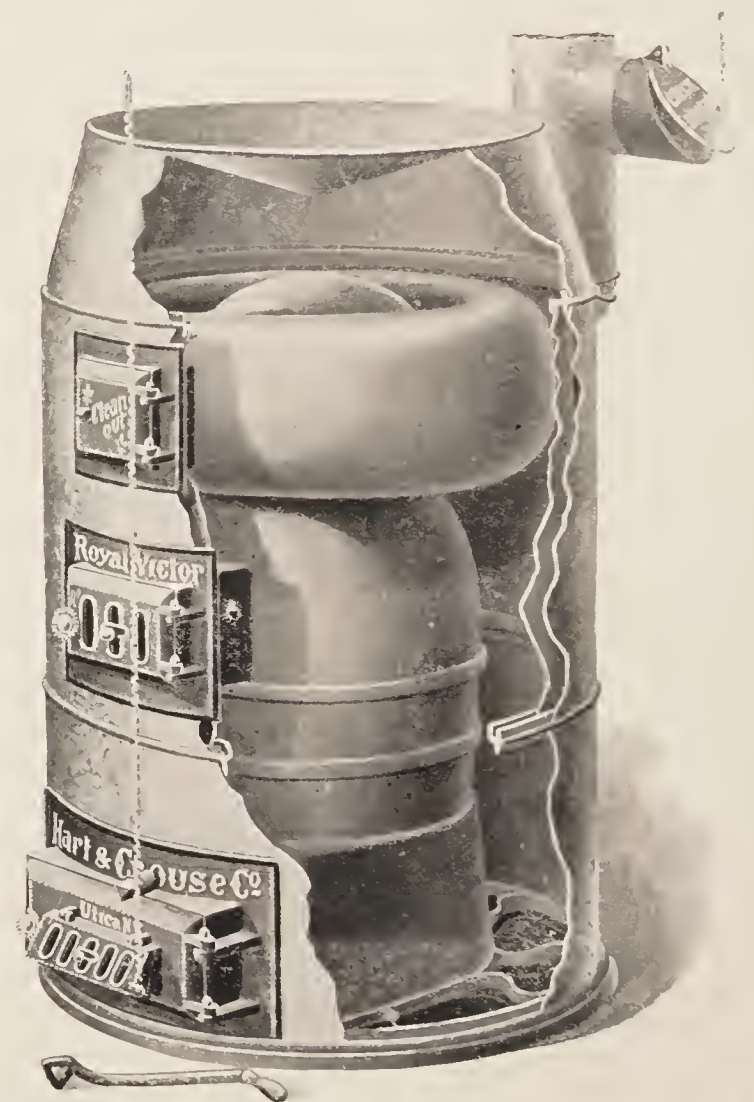
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John King, 1413 Newport Ave. Phone Black 513. Built three houses on page 21; also house on page 27.

S. J. Lund, 706 27th Ave. Phone Main 5551.

F. S. Cannon, Res. 609 Eastlake Ave. Office 331 Arcade Bldg. Phone Main 6156.

S. Mathison, Office 308 A. W. Denny Bldg. Buff 271. Res. Phone Ballard 5381. Built house on page 48.

BRICK CONTRACTORS

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Howard R. Stickels, 1018 3d Ave. Phones: Sunset Buff 1606, Ind. 406.

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CONSTRUCTION



The houses shown in this book are constructed in the most approved manner, and if our plans and specifications are strictly adhered to we can guarantee utmost satisfaction. Almost all the houses herein are sheathed, papered and sided, and have double floors. The interiors are of slash grained Washington fir, stained to suit owner's taste, and giving the richest color tones of any wood used for building purposes. The exteriors are, for the most part, of Washington Red Cedar, including shingles. Incorporated in the cost of the houses is all painting, staining, plumbing, electric wiring and gas fitting. In some cases hot air furnaces or Ideal Hot Water Heaters are included.

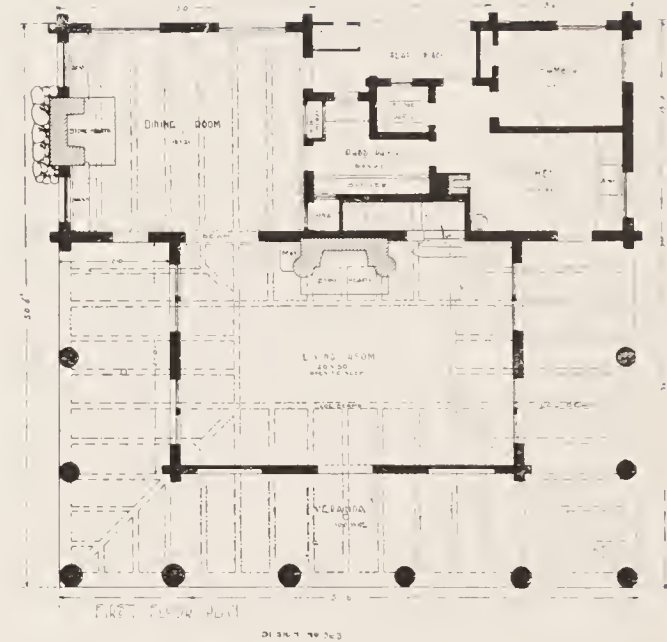
Nearly all these houses were built by contract and the contractor's profits may be saved if the work is done by the owner.

The Cost of the Houses Given is Based Upon the Following Prices of Labor and Materials

Excavating, per cubic yd., left on lot.....	\$.25
Concrete wall, 8 in. thick, per cu. ft.....	.30
Lathing and plastering, per sq. yd.....	.25
Dimension lumber, per M. at mill.....	7.50
Flooring No. 1 v. g., per M. at mill.....	22.50
Drop siding and rustic, per M. at mill.....	16.00
Shingles, A-1, per M. at mill.....	1.50
Finish lumber (fir), per M. at mill.....	22.00
Carpenters, 8 hrs.	4.00
Common labor	2.00

We wish to recommend to the intending builder the firms and individuals whose advertisements appear on the ensuing pages, as the use of their materials or skilled labor greatly enhances the value of any building in which they are used. We have admitted to our advertising pages only those with whom we have had business dealings, and have found entirely reliable.

In this book we give only examples of our residence and apartment house work. Subsequent issues will contain not only new designs of the same class, but also examples of heavy brick and stone construction, including office buildings, hotels, warehouses and libraries. We are experts in the use of stone, brick, steel, concrete and re-inforced concrete. We furnish preliminary drawings and sketches of proposed structures in these materials free of charge. Any commission entrusted to us will receive prompt, thorough and careful attention. We invite correspondence.

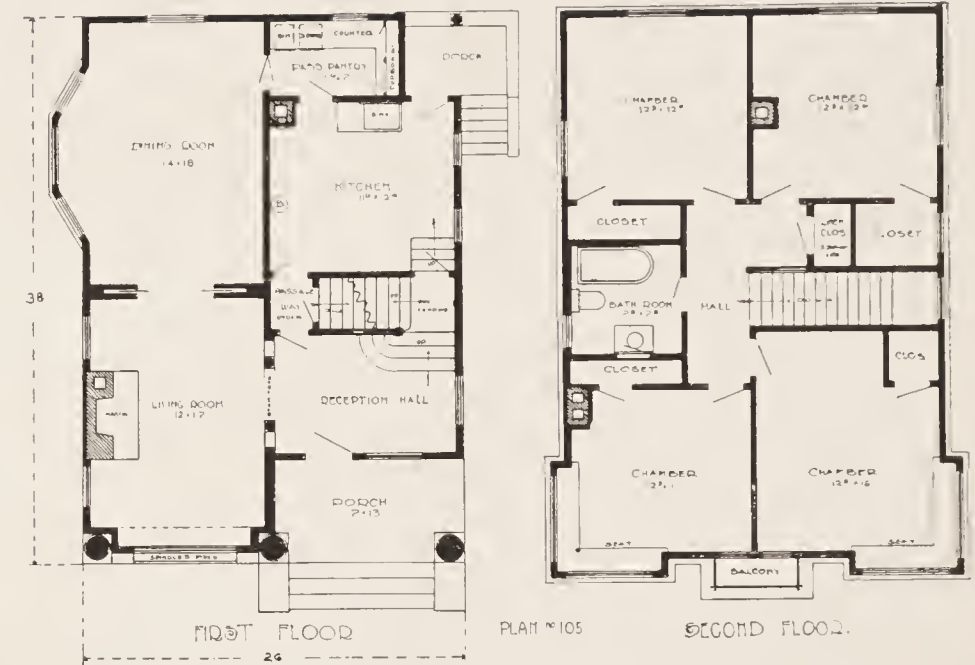


DESIGN NO. 563—COST \$5000.00.

This large log cabin with 8 rooms, having 4 bedrooms on the second floor, also two bath rooms, was built on the shores of Puget Sound among the tall pines of Washington. The size of the house is 51 feet 6 inches square. A large living room, which is 20x30 feet, is surrounded on three sides with a 10-foot porch. Logs for the construction of this were peeled and oiled. There is no plastering in the house, both interior and exterior being left in the smooth log finish. The large fire place of cobble stones in the living room and the big chimney in the dining room, built on the outside, are some of the most attractive features of this cabin. Over the living room there is an open well looking into the chambers and bath room. This log cabin has attracted wide attention all over the country, and has been illustrated in some of the leading Architectural Journals of the country. The views given herein will show the interior arrangement to better advantage than a mere explanation of them. The floors have all been polished so that they can be used for rugs. Book cases and china closet have been built in. The dining room mantel is circular, of pressed brick. An interior view is shown on the following page, leading through the living room into the dining room.



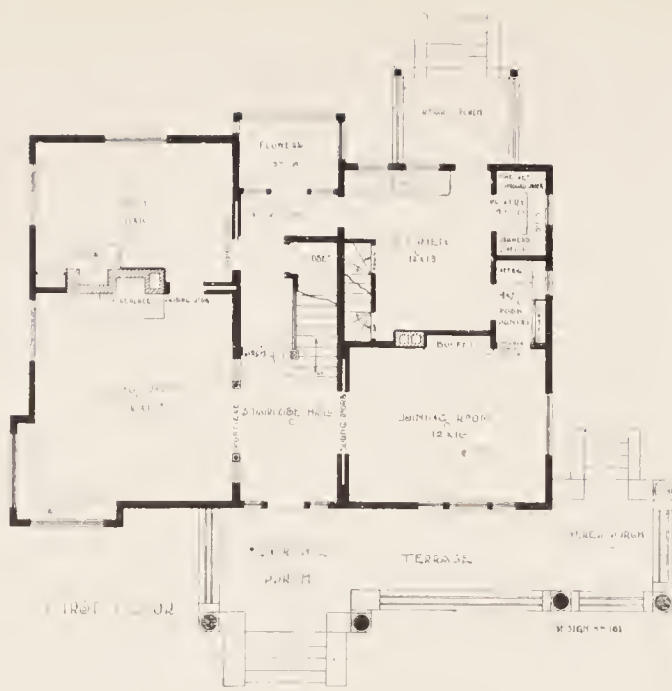
The above is an interior of the cabin shown on the first page, looking from the large living room through into the dining room, showing the large ten foot fireplace made of cobble stones and the well above the living room. Also the ceilings as beamed with logs. The well with skylight above throws a flood of light into the room.



DESIGN NO. 105—COST \$3000.00.

An 8-room Spanish Colonial house, built of Cedar exterior and fir finish, with full basement, concrete walls and cement floor, with laundry in the basement and clothes chute reaching from the closet on the second floor to the laundry. The house is of double construction throughout with P. & B. building paper used between. The exterior is of narrow Cedar flooring, which gives a smooth effect to imitate cement plaster. A vent reaching from the kitchen to the roof gives free circulation in the kitchen. All the walls of the house after being plastered were covered with canvas, all walls then tinted, giving a very pretty effect with durability. The heavy bull nose detail effects have been carried out both on the interior and exterior. The plumbing of special pattern; porcelain and nickel plated trimmings.

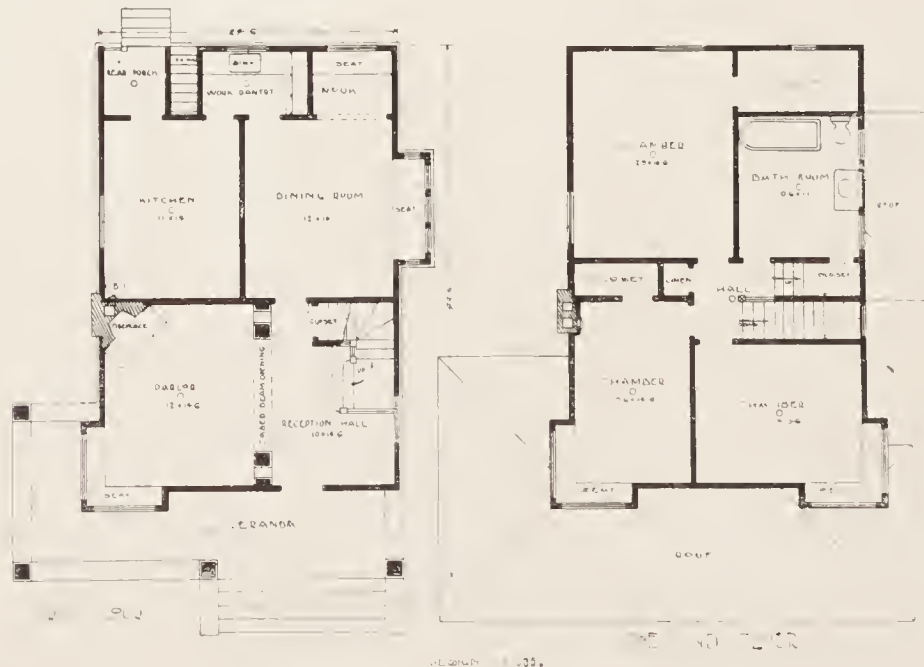
For further information see "Construction," front of book. Cost of plans, specifications and details \$30.00. One set blue print plans (without change) \$15.00.



DESIGN NO. 181—COST \$6000.

This 9-room Spanish Colonial house has a full attic and basement, foundation being of cobble stone, heated with furnace and laundry in the basement. The living room and dining room open up off the center hall, which is lighted both from the front and rear, the rear of the hall being a conservatory, all of which is glass. There are two fire places in the living room and library, with handsome mantels. A very handsome sideboard was built in of the native fir in the dining room. Large square bay window in the living room with plate glass windows. The construction is double throughout with P. & B. building paper between; exterior being smooth cedar laid in lead. The floors are of Eastern maple, polished. The finish down stairs is in Flemish and Antique oak. All inside finish is 1 1/4 inch thick, casings being half round. All finish on the inside and out being plain heavy massive effect.

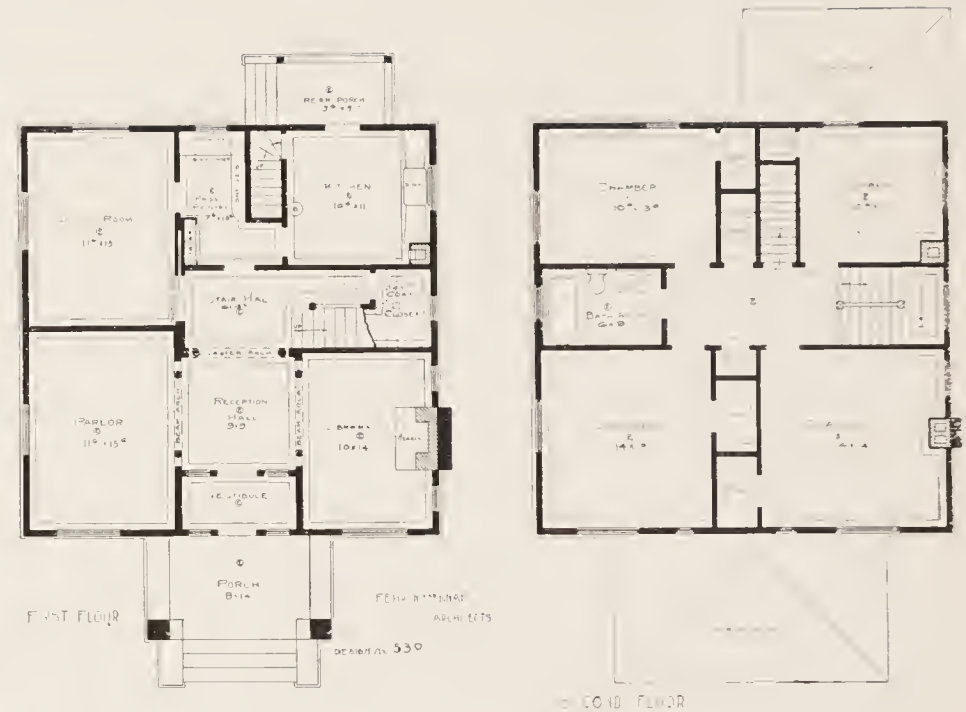
For further information see "Construction," front of book. Cost of plans, specifications and details, \$60.00.
 One set blue print plans (without change) \$20.00.



DESIGN NO. 535—COST \$2300.00.

A substantial 7-room house with billiard hall on third floor, with concrete foundation and basement with furnace and laundry. The house is built of fir and cedar and of double construction. The chimney on the exterior is of concrete rough cast to represent stone. The interior is finished with selected slash grain fir. The second story is shingled, the first story and basement covered with cedar siding. Parlor and hall have box beams with plaster panels and coved ceilings. The large box posts in the hall are very effective.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$23.00.
 One set blue print plans (without change) \$12.00.



DESIGN NO. 530—COST \$3000.00.

A plain square yet attractive Spanish-Colonial 8-room house with center hallway. Sandstone foundation and chimney with buff pressed brick top heated with furnace. Nicely plumbed, splendidly constructed with steamed and kiln dried Washington fir on the inside and Washington red cedar on the exterior. Two Spanish windows on the front are quite attractive. The entrance is very pretty, surrounded with six square columns, part of them reaching from the floor and part from buttresses to cased beams above, leading into the parlor, library and stair hall. In the library is a very attractive high pressed brick mantel with fir top. The plumbing is porcelain and nickel trimmed.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$30.00.

One set blue print (without change), \$15.00.

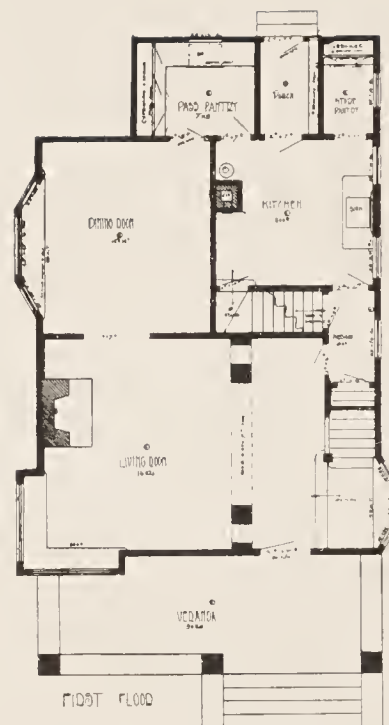


COST 3000

DESIGN NO. 552—COST \$2600.00.

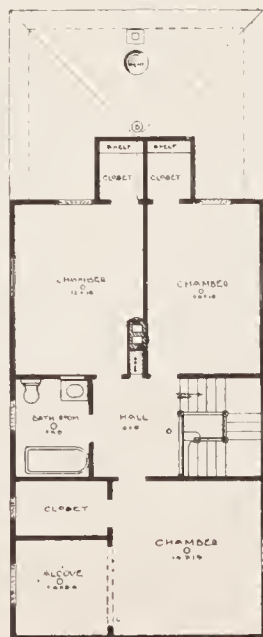
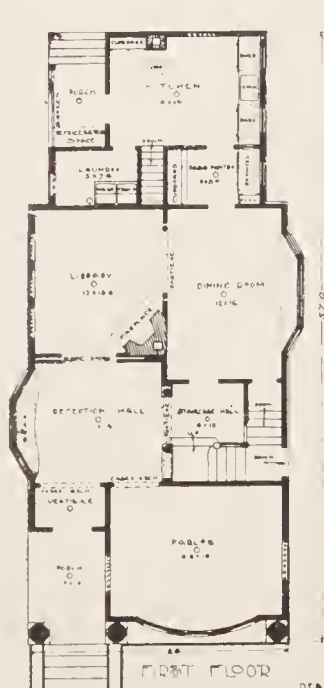
A Japanese design with a wide box cornice and brackets; hollow concrete block foundation, finished on outside with cedar on first floor and shingles on the second floor. Full basement. Furnace, laundry, porcelain plumbing with nickel trimmings. Slashed grain fir on the interior, finished by burning, sand papered and oiled, leaving a burnt wood effect, which is handsome and inexpensive.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$26.00. One set blue prints (without change), \$13.00.



DESIGN NO. 556—COST \$1150.

A model plan for a 5-room cottage, well finished throughout, good plumbing and hardware; built on brick piers; Washington fir.



SECOND FLOOR

Modern 9-room Spanish Colonial house with full concrete basement and furnace. A laundry room off the kitchen on the main floor with laundry tubs. A large tiled mantel in the library. Walls tinted throughout. Plumbing is first class, being of porcelain and nickel plated trimmings. The reception hall is separated from the stair hall with buttress and columns, giving a very pretty and airy effect. The foundation is of concrete. Superstructure of fir and cedar; double construction with P. & B. building paper between. The kitchen has a vent reaching from the ceiling of the kitchen to the roof, giving perfect ventilation.

For further information see "Construction," front page. Cost of plans, specifications and details, \$28.00.

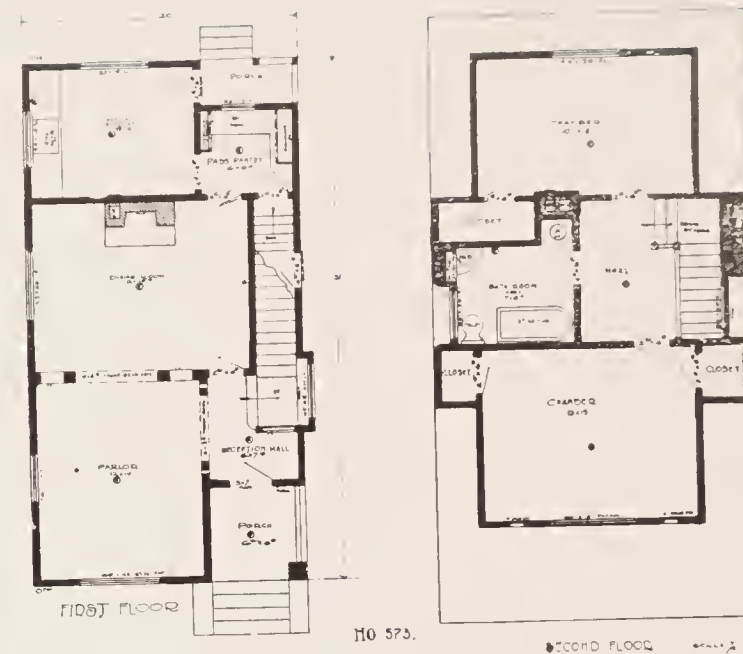
One set blue prints (without change), \$14.00.



DESIGN NO. 200—COST \$2800.00.



No 200



DESIGN NO. 573—COST \$1425 EACH.

These spacious 5-room cottages are built on a lot 55 feet wide, the cottages themselves being on ground only 20 feet wide. The foundations are of stone with concrete basements. The exteriors are finished with fir flooring laid in lead. The gables are shingled, each having Spanish windows on the front of the dormer. Square columns running from the floor between the reception hall and parlor and large columns extending from the buttress to a cased beam above between the parlor and dining room. Each house has a nice brick mantel containing a Columbia grate. There is a register in the upstairs hall over the mantel, and a drum in the rear bedroom running into the kitchen flue. The material is fir and cedar, and they are double construction.

For further information see "Construction," front page. Cost of plans, specifications and details \$14.25.

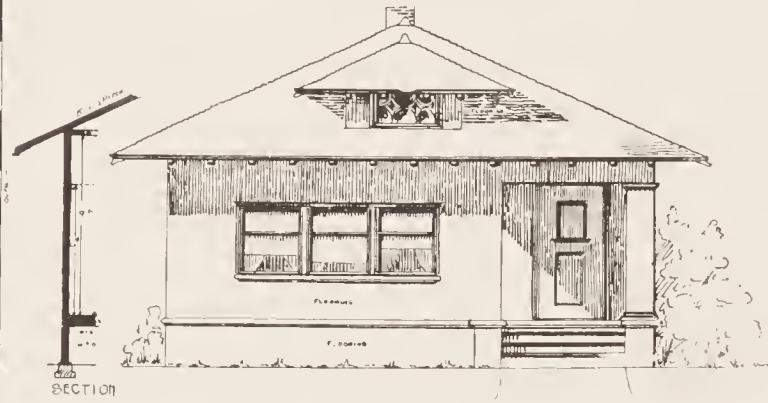
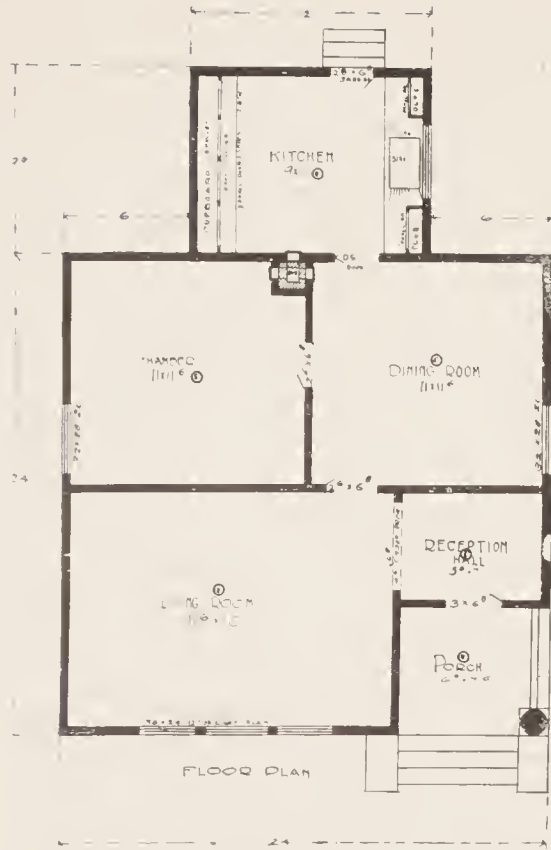
One set blue prints (without change) \$8.

DESIGN NO. 204 — COST \$450.00.

This little cottage was constructed of fir flooring on the exterior under which is P. & B. building paper. The entire interior is of fir. The house is placed on brick piers and has an open cornice.

For further information see "Construction," front of book. Plans, specifications and details, \$5.

One set blue print (without change) \$2.50.



DESIGN NO. 204.

DESIGN NO. 513 — COST \$600.00.

This little 5-room cottage is constructed of fir throughout with cedar shingles on the outside, having a pretty little wrought iron balcony under the front window. The transoms in front are cut up with wooden bars.

For further information see "Construction," front of book. Plans, specifications and details, \$6.00.

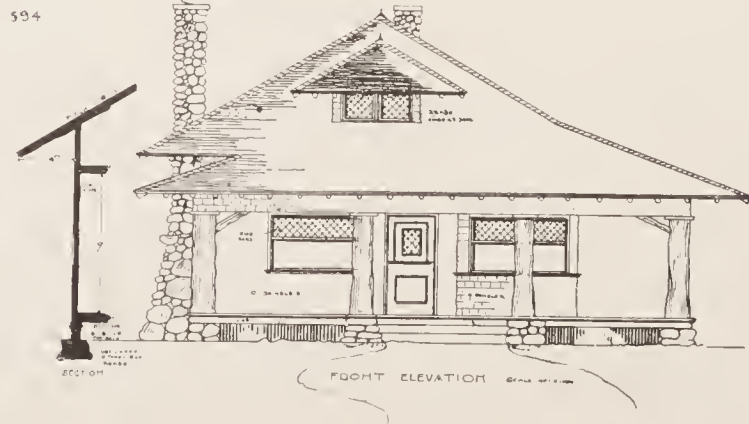
One set blue print (without change) \$3.00.



FRONT ELEVATION

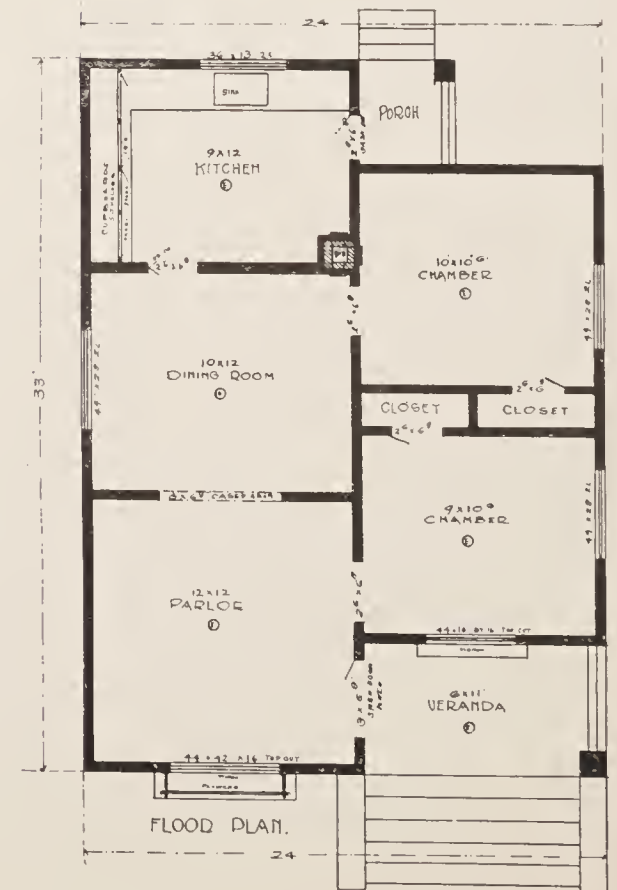


NO 594



DESIGN NO. 594 — COST \$400.

A spacious and pretty seaside cottage, with rustic posts and cobble stone chimney, with large fireplace.



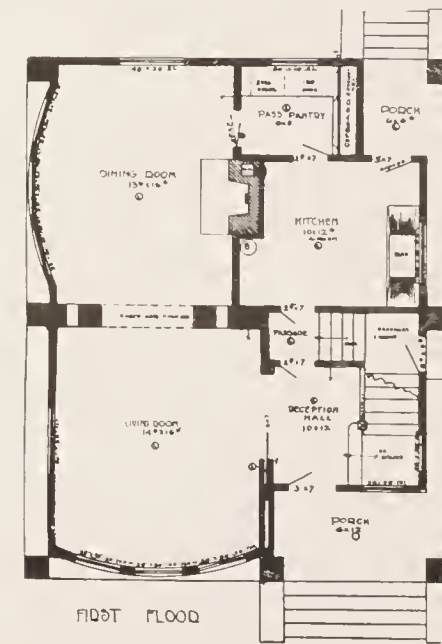
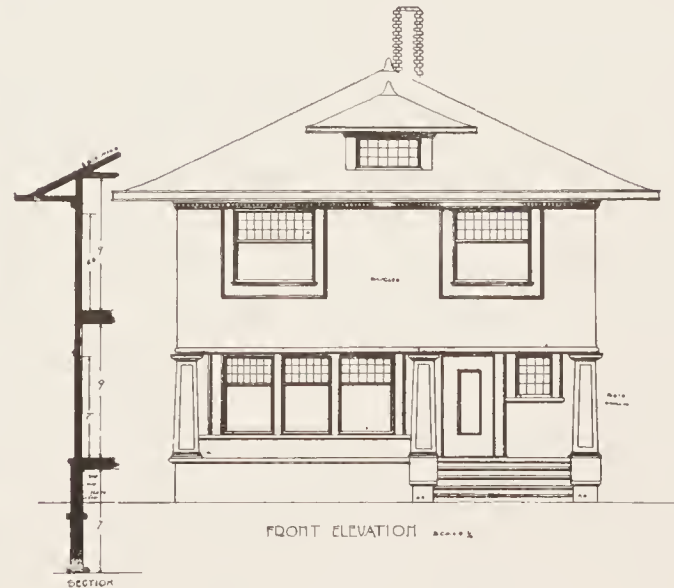
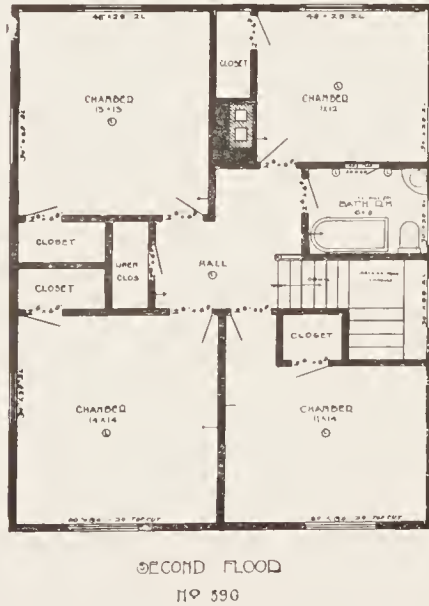
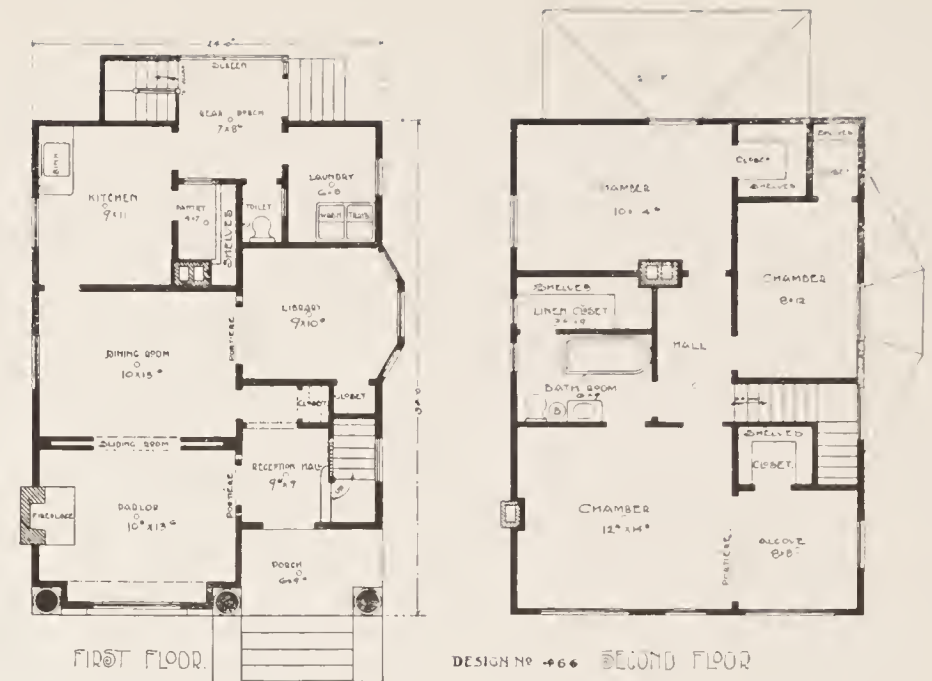


DESIGN NO. 466—COST \$2350.00.

A cosy 8-room house with concrete foundation and basement. An attractive feature of the house is the large chimney on the exterior, built of pressed brick and a pressed brick mantel. Construction is double. Plumbing is good. The back porch and laundry are enclosed in glass, which can be removed in summer and substituted with screen. The materials used are fir and cedar.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$23.50.

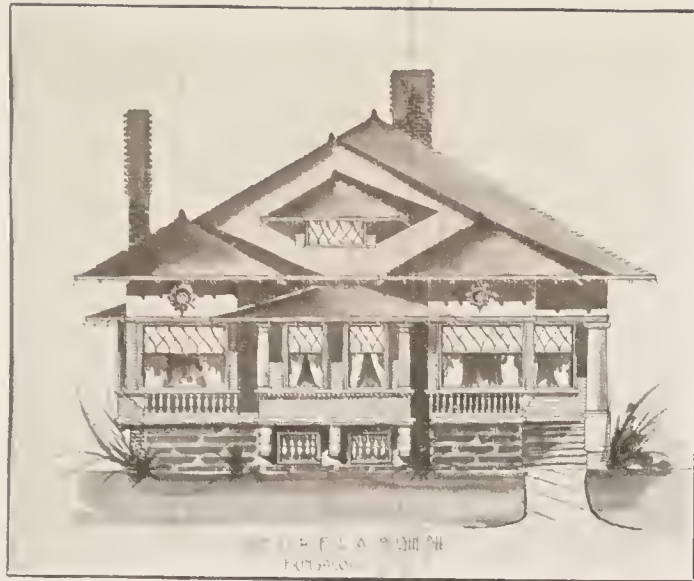
One set of blue print plans (without change) \$12.00.



DESIGN NO. 590—COST \$2500.00.

A 7-room shingled house, plain but very substantial looking. Wide window casings on the exterior of this house are painted white on a dark brown background. The swell windows in the parlor and dining room are all trimmed in white, and are very effective. The house has a basement, concrete foundation, double constructed of fir and cedar. The best of plumbing; a handsome brick fireplace in the dining room; furnace and laundry tubs in basement; clinker brick chimney. The feature of the house is the square posts extending all around the house, the panels of which are shingled and trimmed with white.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$23.50. One set of blue print plans (without change) \$12.50.

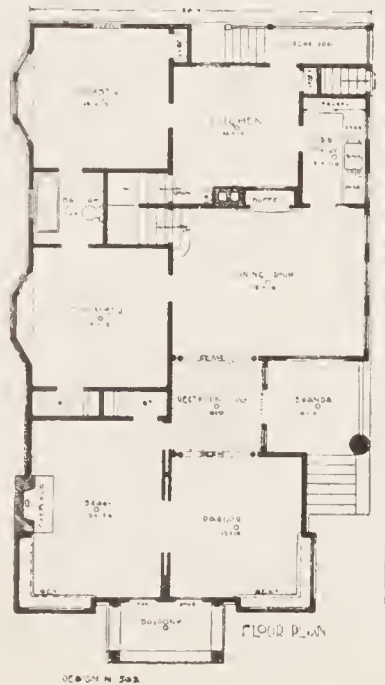


DESIGN NO. 562—COST \$2400.00.

A spacious 7-room Spanish Colonial cottage, with servant's room and large attic on second floor. Half basement with furnace and laundry. Concrete foundation. Constructed of Washington Red Cedar and Washington Fir. The large fireplace chimney built on the outside of house of clinker brick. This house is now being built and will be one of the most attractive cottages that we have yet built.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$24.00.

One set of blue print plans (without change) \$12.00.

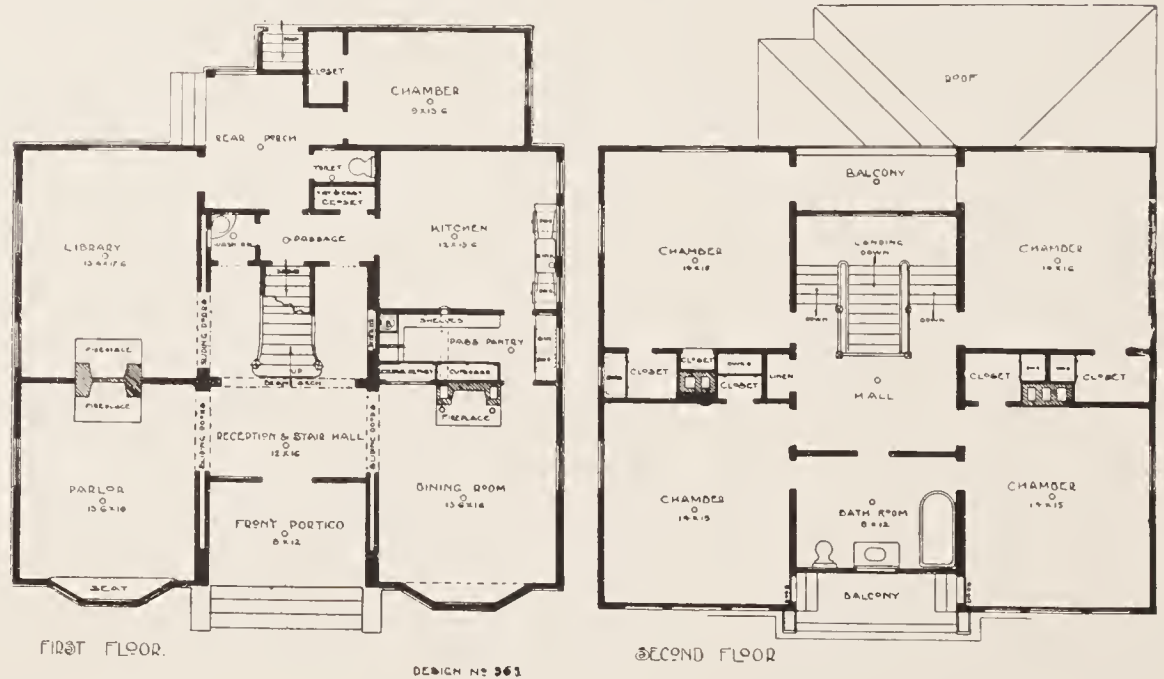


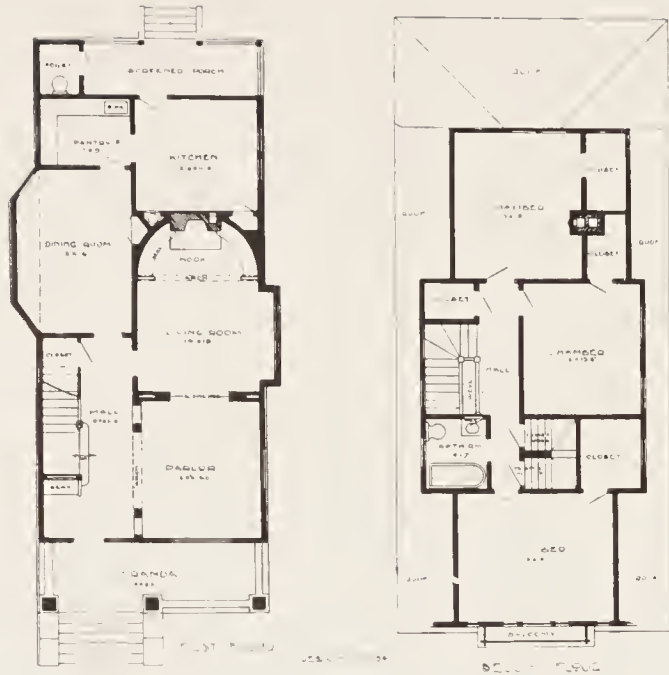
DESIGN NO. 365—COST \$5000.00.

A spacious 9-room house with large attractive hardwood mantels; Eastern Maple flooring. Brick foundation with full basement. Heated with furnace. Plumbing fixtures are very large of special design, being porcelain with nickel plated trimmings. There is a wash stand and toilet on the first floor. A feature of the interior is the center stairway running up to the landing on the rear, branching off on either side. This design was intended to be built with hewn timbers with cement and pebbled dash between. Double construction; built of fir and cedar.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$50.00.

One set of blue print plans (without change) \$15.00.





DESIGN NO. 154—COST \$2200.00.

A neat 7-room house for a narrow lot, with a half basement and attic. Cobble stone piers for porch and cobble stone chimney. Concrete foundation, the entire house is covered with red cedar shingles. The angle nook in the living room with beams across front and round seats forms a very comfortable cosy corner. Double construction. Materials are fir and cedar.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$22.00.

One set of blue print plans (without change) \$11.00.

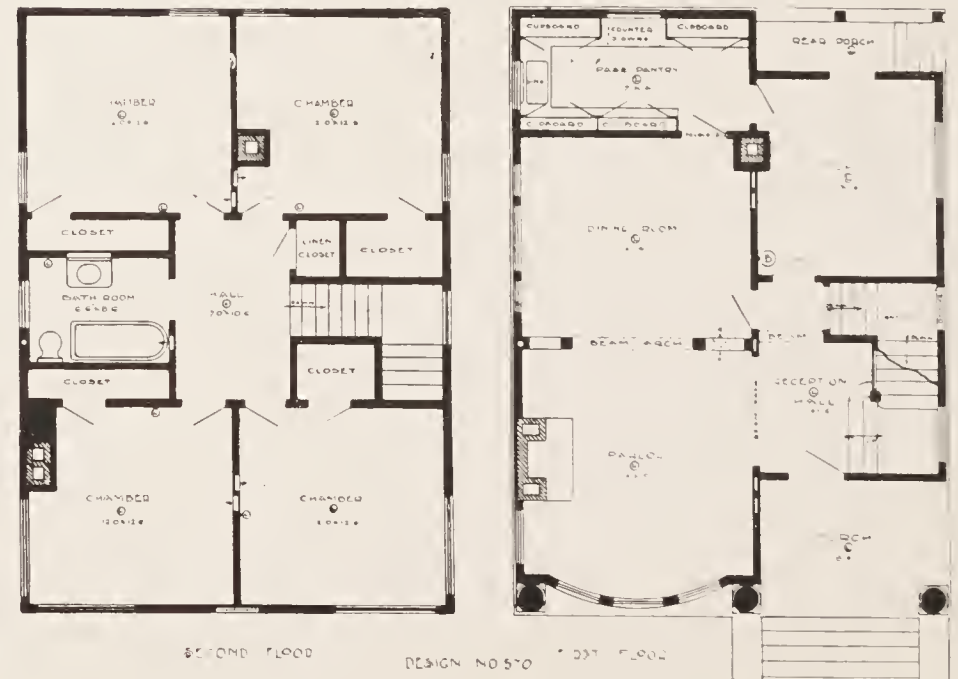


DESIGN NO. 570—COST \$2300.00.

An attractive spacious modern 7-room house at a very small cost. Concrete foundation. Double construction. Half basement. Furnace; Porcelain plumbing with nickel plated trimmings; a handsome brick mantel with Peerless Grate. The large corner windows on the second floor give a good appearance, and make most pleasant rooms.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$23.00.

One set of blue print plans (without change) \$12.00.



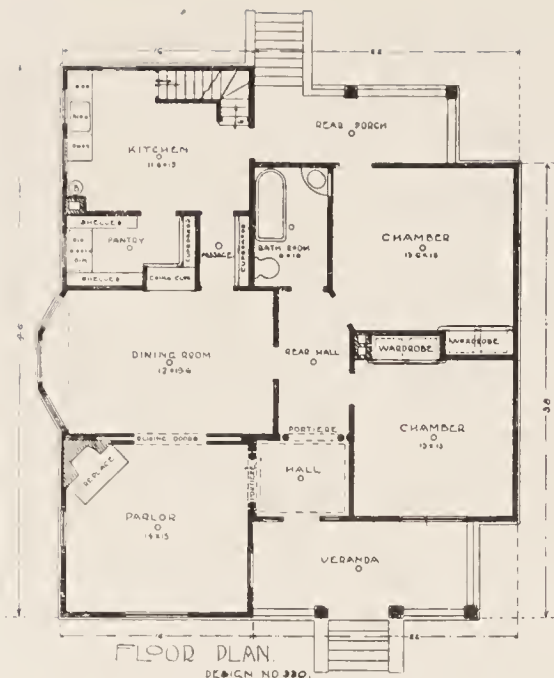


DESIGN NO. 330—COST \$2400.00.

A spacious cottage of five rooms and servant's room on the second floor. Basement and attic. Brick foundation; double construction; finished with steamed and kiln dried fir on the inside and cedar siding on the exterior. Fine oak mantel. Porcelain plumbing.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$24.00.

One set of blue print plans (without change) \$12.00.



DESIGN NO. 420—COST \$1800.00.

A very livable 7-room cottage, having two rooms in the attic. Full brick basement with laundry. A spacious porch with flush ceiling and large square fluted cedar columns with carved Medallion brackets. The construction throughout is double, the exterior being Washington red cedar and the interior Washington fir.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$18.00.

One set of blue print plans (without change) \$9.00.

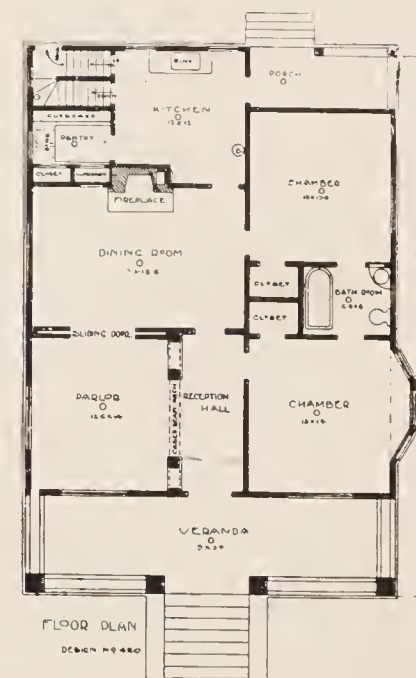
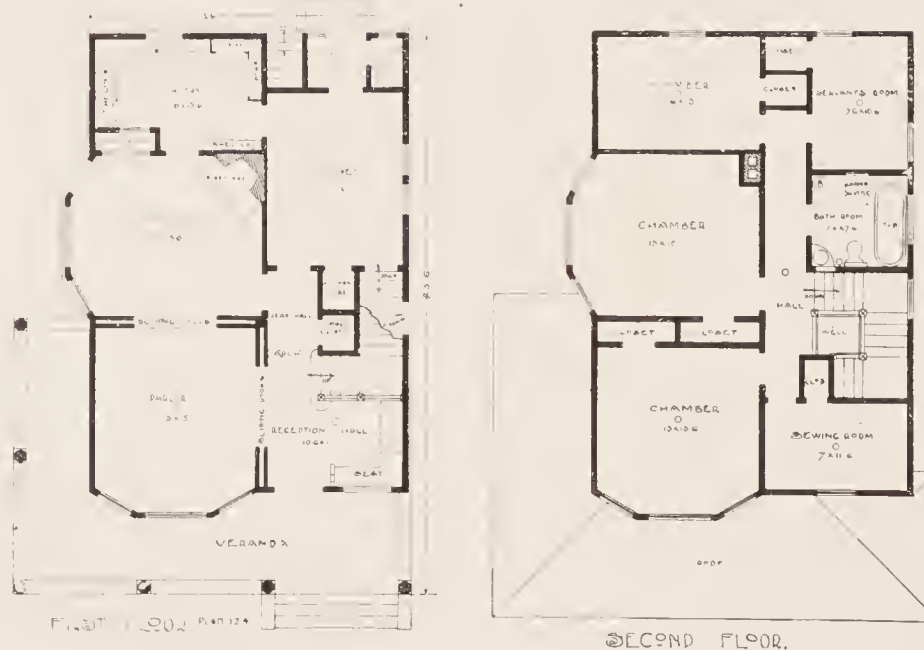


DESIGN NO. 124—COST \$2650.00.

A 9-room Spanish-Colonial house constructed of Washington fir and Washington red cedar, well finished on the inside; of double construction; good plumbing. Is heated by furnace; has a dwarf wall with half basement. Large spacious porch. This house is provided with a pantry that is worthy of a house several times its cost, filled with bins, drawers and cupboards, having a china closet between the dining room and pantry. Reception hall is very neatly trimmed with a panelled window seat and stair case. The special detail is carried throughout.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$26.50.

One set of blue print plans (without change) \$13.00.



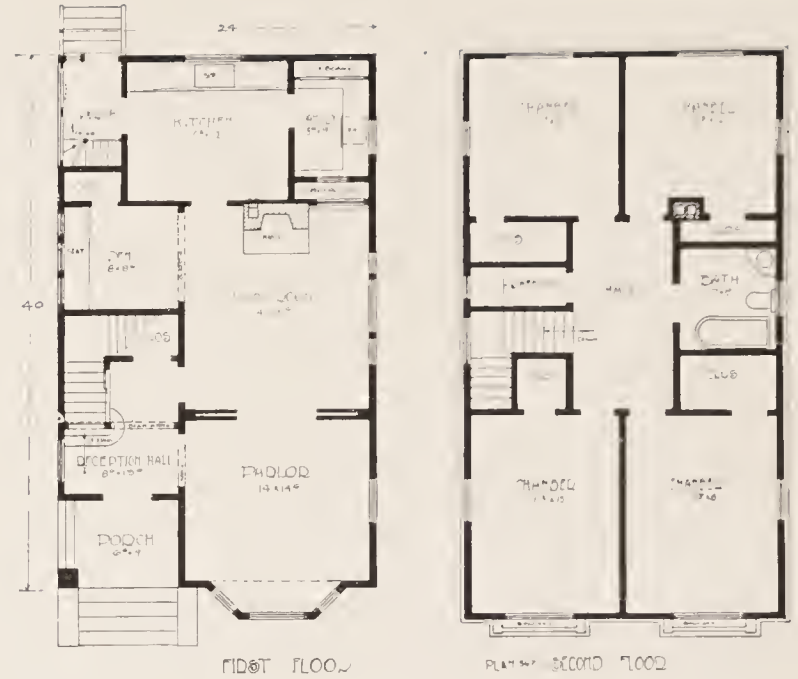


DESIGN NO. 567—COST \$2200.00.

An 8-room Spanish-Colonial house with large cathedral windows in front, each having a little box balcony. The exterior is trimmed with shingles above and cedar siding below, between which is a wide belt of smooth cedar, with heavy mouldings above and below, giving a very striking effect. The mantel is built of pressed brick. Foundation of concrete and small basement. Construction is double throughout, and finished with Washington fir. Porcelain plumbing with nickel plated trimmings.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$22.00.

One set of blue print plans (without change) \$11.00.



DESIGN NO. 107—COST \$2500.00.

A 7-room Spanish-Colonial house with basement; concrete foundation; walls and floors both double with narrow cedar flooring on the exterior, making a smooth finish. The plumbing is good. The feature of the house is the large balcony, with the posts under the center. A very handsome mantel adorns the parlor. This house is much admired by many people, and by some equally disliked.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$25.00.

One set of blue print plans (without change) \$12.00.



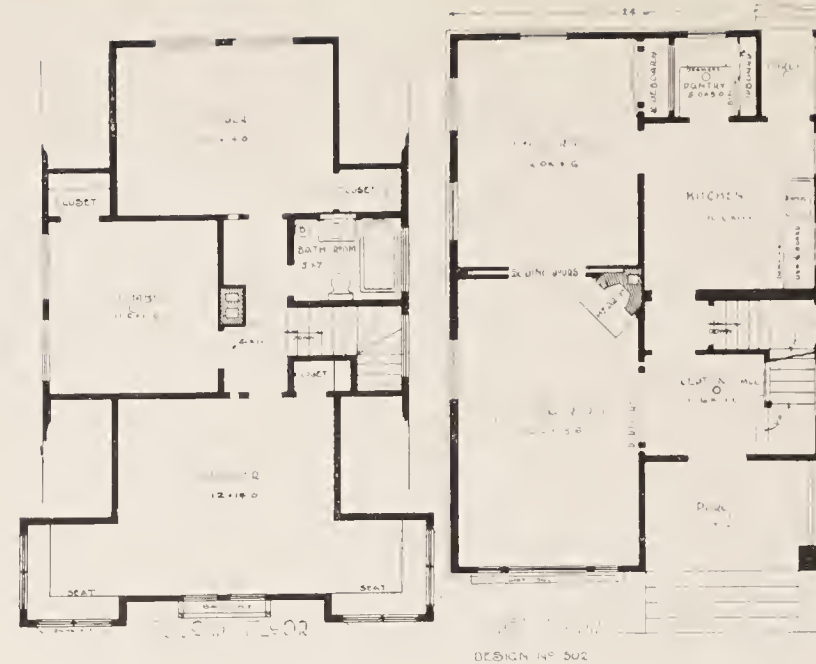


DESIGN NO. 502—COST \$2000.00.

A 6-room Bungalow, built of shingles over fir shiplap, on concrete hollow block foundation. The striking feature of the house is the prominent square bay windows on the second floor. The construction, material and plumbing throughout this building is good.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$20.00.

One set of blue print plans (without change) \$10.00.

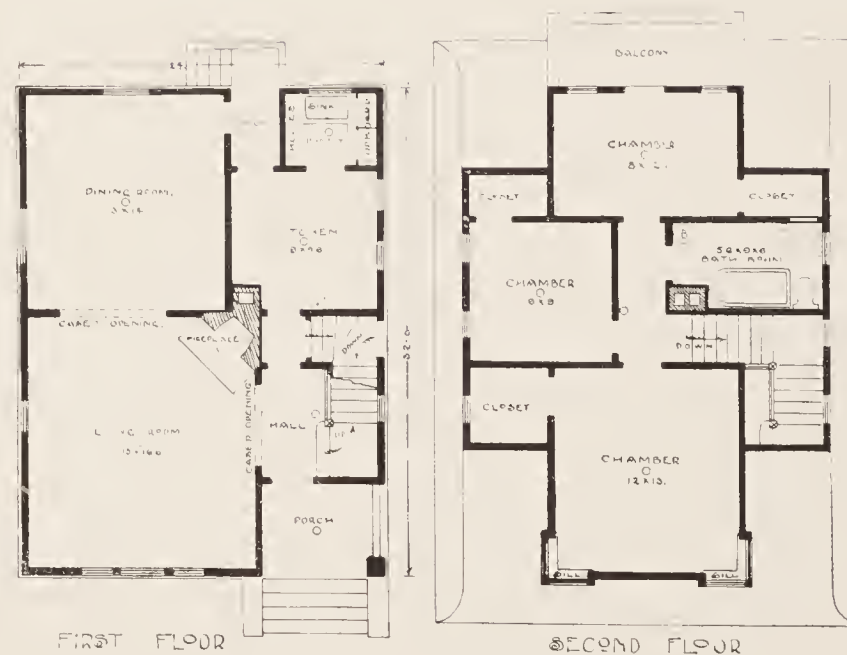


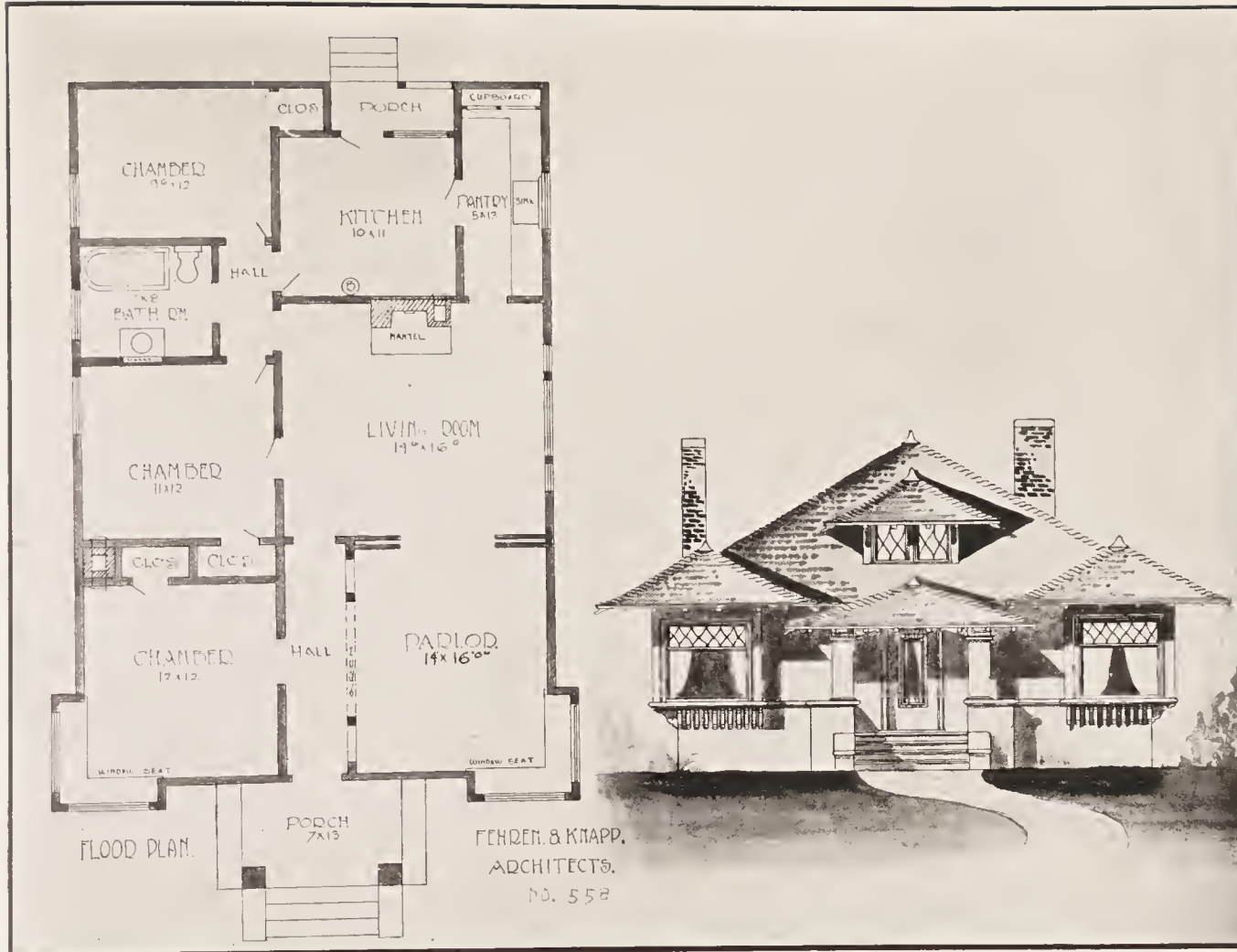
DESIGN NO. 401—COST \$1400.00.

An attractive house, built of shingles, with all French windows swinging out. Dwarf concrete wall with full basement. Imitation Flemish oak finish on slash grain fir. Shingles left natural color. A pressed brick mantel.

For further information see "Construction," front of book. Cost of plans, specifications and details \$14.00.

One set of blue print plans (without change) \$7.00.





DESIGN NO. 558—COST \$1700.00.

A practical 1-story 5-room Spanish-Colonial cottage; just the thing for the man that likes large living rooms. A most attractive cottage both inside and out. Exterior of smooth cedar finish; interior of Washington fir. Porcelain plumbing and nickel trimmings. Dwarf concrete wall and small basement.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$17.00.

One set of blue print plans (without change) \$8.50.

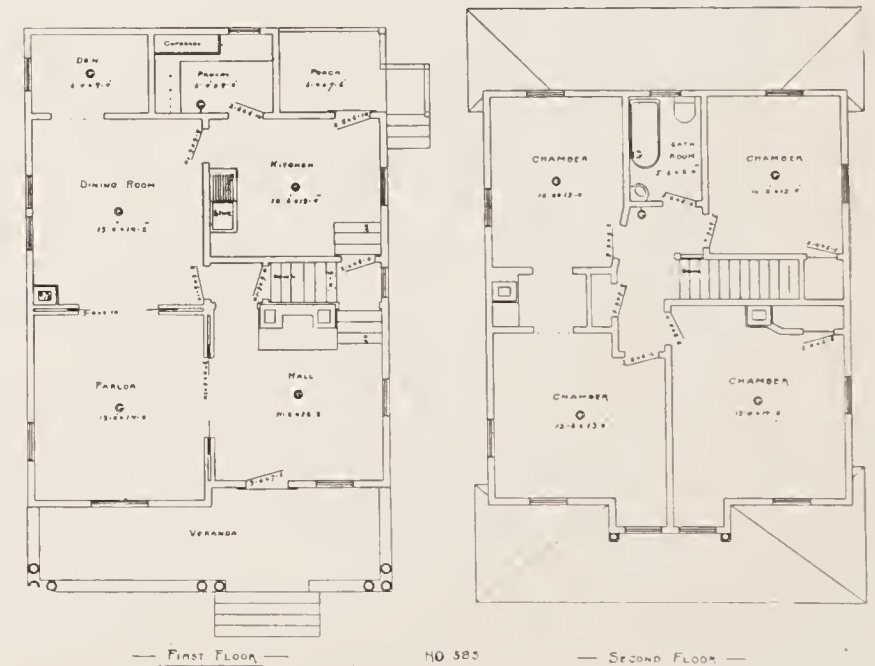


DESIGN NO. 583—COST \$2400.00.

A brick foundation; small basement; double construction; native woods; downstairs finished in slash grain fir. Weathered oak finish. Upstairs finished in natural finish. Cedar siding. Fine oak mantle.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$24.00.

One set of blue print plans (without change) \$12.00.



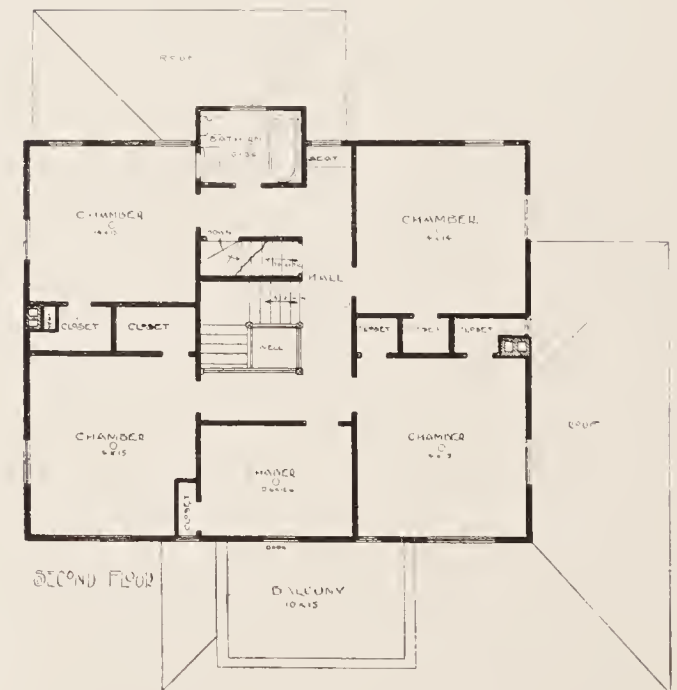
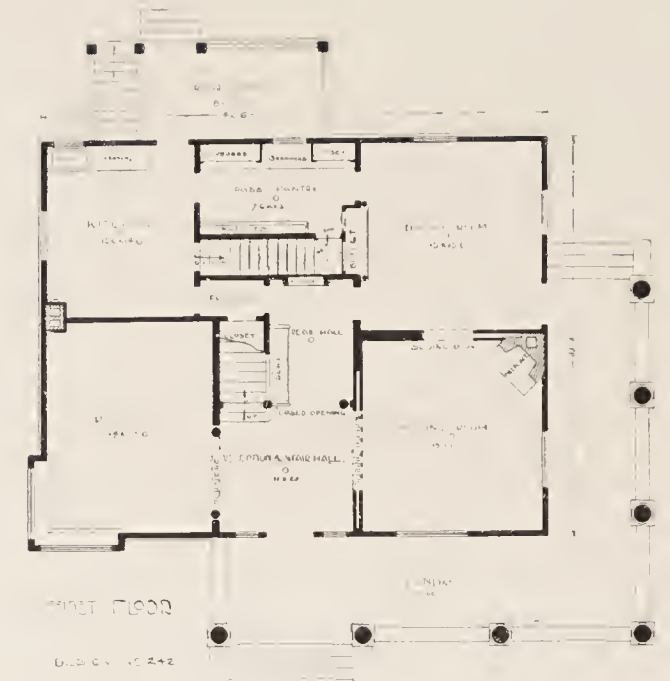


DESIGN NO. 242—COST \$4700.00.

A 10-room Spanish-Colonial house, with spacious porch on two sides. Full brick basement, furnace and laundry. Mantel in the living room. Hat rack and sideboard built in, with beveled plate glass mirrors. Constructed of slash grain fir on the interior and Washington red cedar on the exterior. Construction throughout is double. The woodwork on the inside is Flemish and Golden Oak.

For further information see "Construction," in front of book. Cost of plans, specifications and details, \$47.00.

One set of blue print plans (without change) \$15.00.



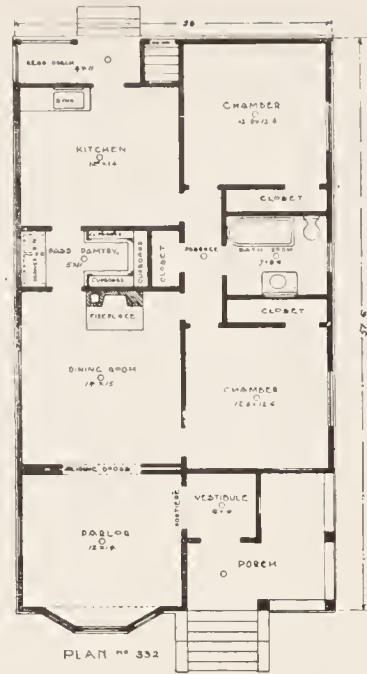


DESIGN NO. 101—COST \$1700.00.

A commodious Spanish-Colonial 6-room cottage, built on a 30-foot lot, with a concrete foundation; basement; porcelain and nickel-plated plumbing; with a very artistic pressed brick fireplace in the parlor. The house is double construction throughout, finished in V. G. Fir on the interior and Washington Red Cedar on the exterior.

For further information see "Construction," front of book. Cost of plans, specifications and details \$17.00.

One set of plans (without change) \$8.50.



DESIGN NO. 332—COST \$1400.00.

A 5-room Colonial cottage, with heavy fluted columns and pilasters. The gables and frieze are both smooth finish; the frieze is decorated with staff. The gable with a pretty Spanish window. A brick mantel with a wide fir top. Porcelain plumbing.

For further information see "Construction," front of book. Cost of plans, specifications and details \$14.00.

One set of plans (without change) \$7.

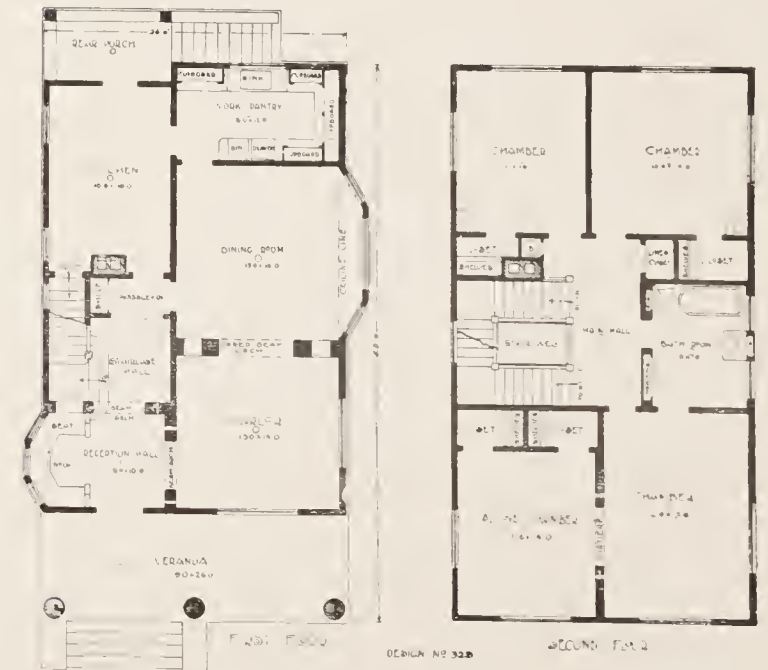
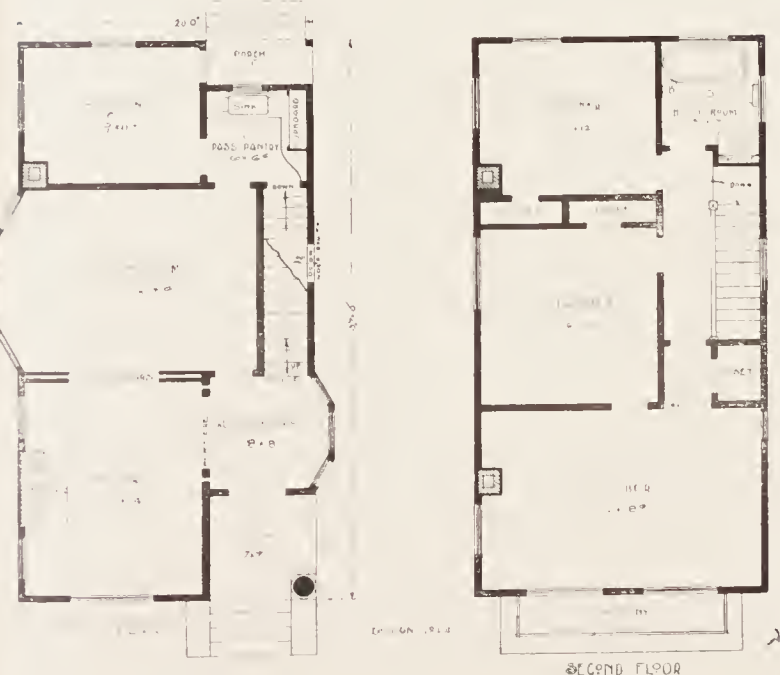


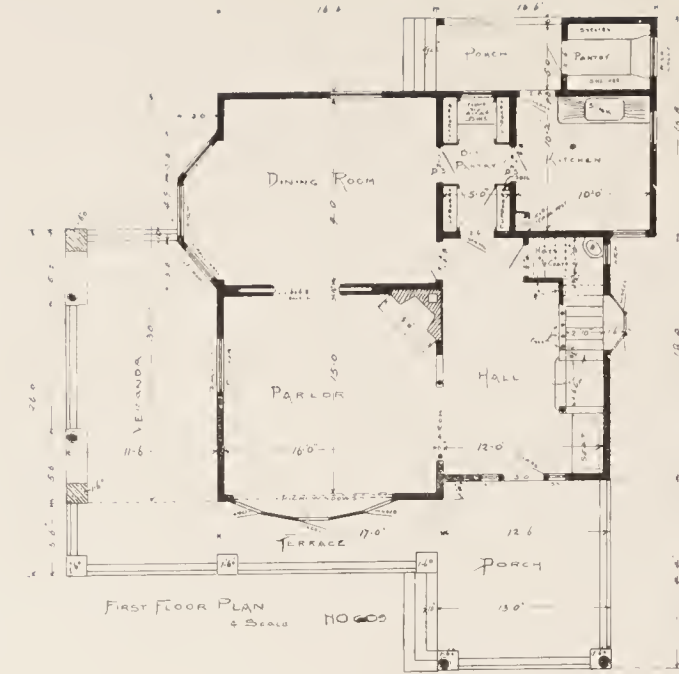
DESIGN NO. 328—COST \$4000.00.

This spacious 9-room Spanish-Colonial house, with large attic and servants' room on third floor and full basement. Heated with furnace. Laundry and toilet in basement. Fine plumbing throughout. Large medicine closet in bathroom. Spacious porch clear across the front of house. Double construction throughout. P. & B. building paper between. Exterior is of Washington Red Cedar siding, laid 2 1/4" to the weather. Interior is steamed and kiln-dried Fir. Stained with Vandyke brown. An 8" frieze picture mold is around all first floor rooms. All rooms in the house have coved ceilings of fir. The inside of house, as shown in photograph, is practically the same plan, but a little smaller, having a brick mantel in the parlor, the exterior being the same. Cost \$2400. Half basement and furnace. Plans, specifications and details for corner house \$40 and for inside house \$24.

For further information see "Construction," front of book.

One set of plans (without change) \$12.50.



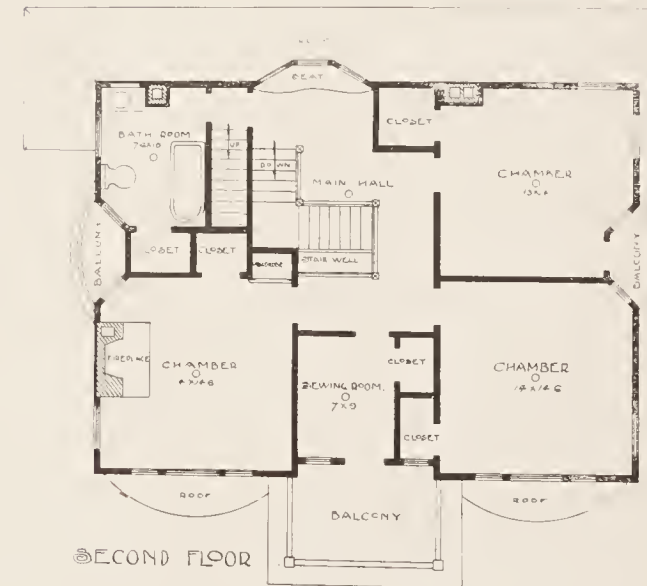
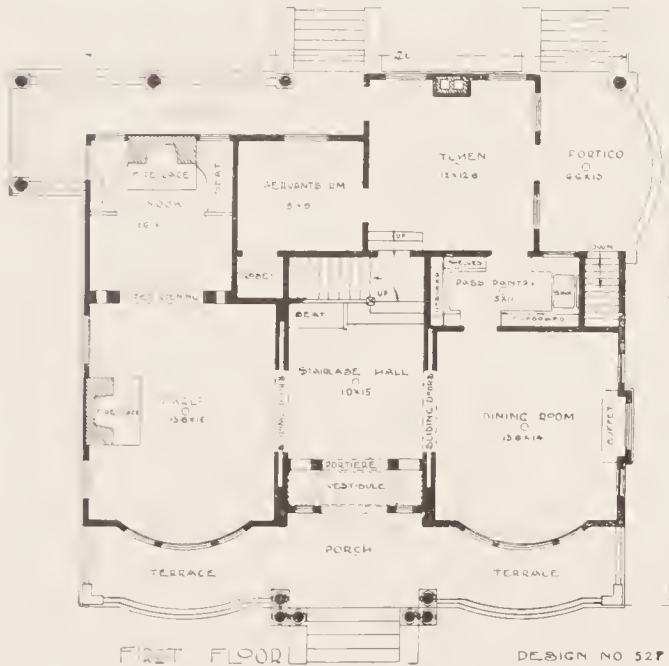


DESIGN NO. 603—COST \$2700.00.

Granite foundation and granite piers for porch. Large basement. Double construction. Native woods. The spacious porch on this house makes it very attractive for a corner lot.

For further information see "Construction," front of book. Cost of plans, specifications and details \$27.00.

One set of plans (without change) \$13.00.



DESIGN NO. 527—COST \$4700.00.

A modified Colonial, with full high brick basement and furnace. Laundry. Large attic and billiard hall on third floor, with servants' rooms. Large porches in front and rear. This house is constructed throughout with Washington Fir and Washington Red Cedar, being double construction with P. & E. building paper between. Plumbing is first class. A buffet is built in the dining room of Slash Grain Fir, finished with French beveled plate glass. Fireplaces are hard wood, carved. Floors are polished.

For further information see "Construction," front of book. Cost of plans, specifications and details \$47.00.

One set of plans (without change) \$15.00.

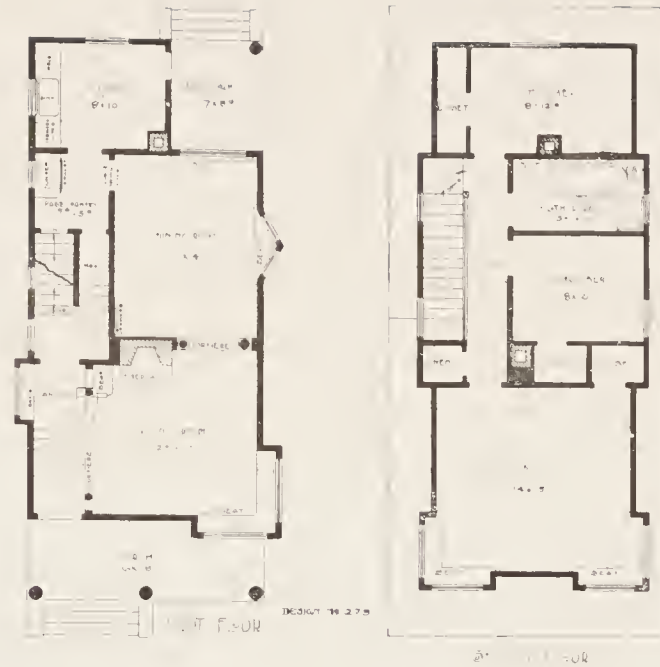
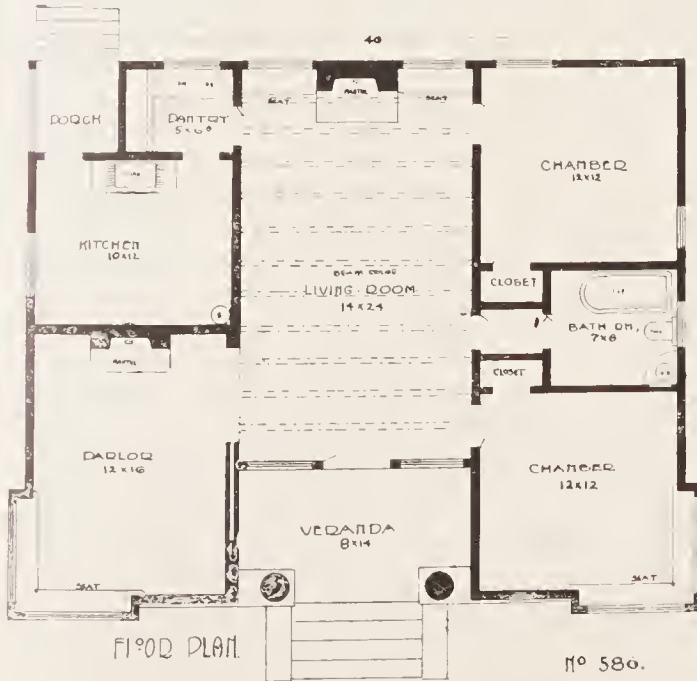


DESIGN NO. 586—COST \$1800.00.

A neat 5-room cottage, with a spacious living room. Beamed ceiling with pressed brick mantel at the end. The large living room idea is becoming most popular, and gives an elegance with small cost. Construction double. Smooth exterior above and beveled cedar siding below. Polished floors in living room and parlor. Porcelain plumbing.

For further information see "Construction," front of book. Cost of plans, specifications and details \$18.00.

One set of plans (without change) \$9.



DESIGN NO. 273—COST \$1300.00.

A cosy 6-room Spanish-Colonial cottage, constructed on a 25-foot lot, leaving ample room for light. This house is well constructed on dwarf wall foundation with double siding and floors nicely finished. Stairs in large front room are pleasing.

For further information see "Construction," front of book. Cost of plans, specifications and details \$13.00.

One set of plans (without change) \$6.50.



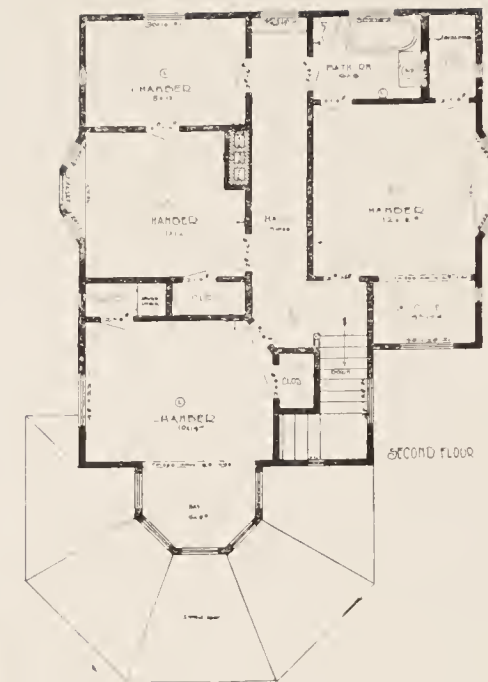
DESIGN NO. 507—COST \$2100.00.

An up-to-date cottage with shingled dormers and gables, and cedar siding on the lower part of the house. Dwarf concrete wall. Small basement; double construction. Built of native woods. Large brick fireplace in the dining room, and pretty tile mantel in the parlor, with Columbia grate; plumbing first class.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$21.00.

One set of plans (without change) \$10.





DESIGN NO. 620—COST \$3050.00.

A 10-room Spanish-Colonial house, built on a diamond-shape lot. The feature of the house is the view porch with its massive columns. The house is double constructed throughout with P. & B. building paper between. Constructed entirely of native woods. Concrete basement and floor. A billiard rom in the basement, 18x20 ft., finished and plastered. There are two china closets built in the dining room; slash grain doors below and are glass doors above. Large brick mantel in the living room.

For further information see "Construction," front of book. Cost of plans, specifications and details \$30.50.

One set of plans (without change) \$12.50.

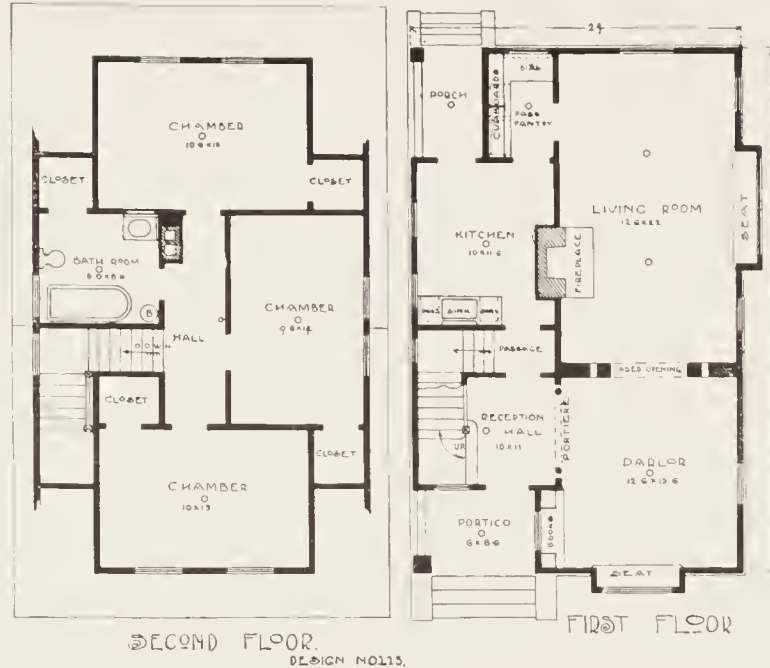


DESIGN NO. 304—COST \$1700.00.

This 5-room cottage was built on a concrete foundation with basement. Double construction throughout. Good plumbing. Native fir on the inside and Washington Red Cedar on the exterior.

For further information see "Construction," front of book. Cost of plans, specifications and details \$17.00.

One set of plans (without change) \$8.50.



DESIGN NO. 225—COST \$1500.00.

A cosy 6-room English style cottage, with large living room, sided with shingles and fir rustic. Brick pier foundation. Basement under rear of house. Plumbing good.

For further information see "Construction," front of book. Cost of plans, specifications and details \$15.00.

One set of plans (without change) \$7.50.

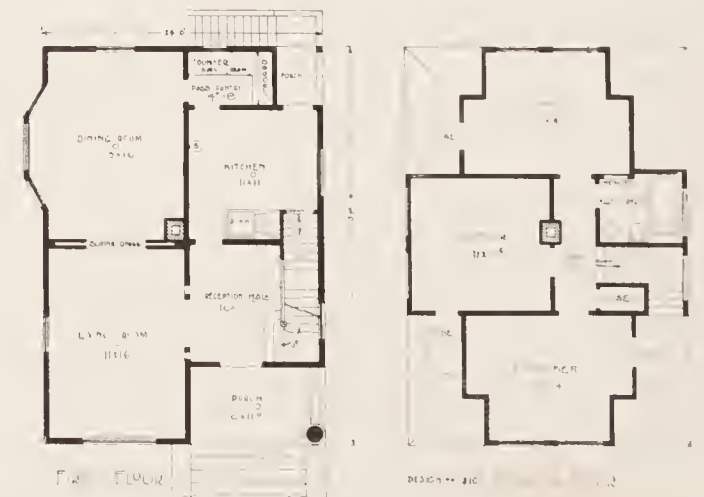
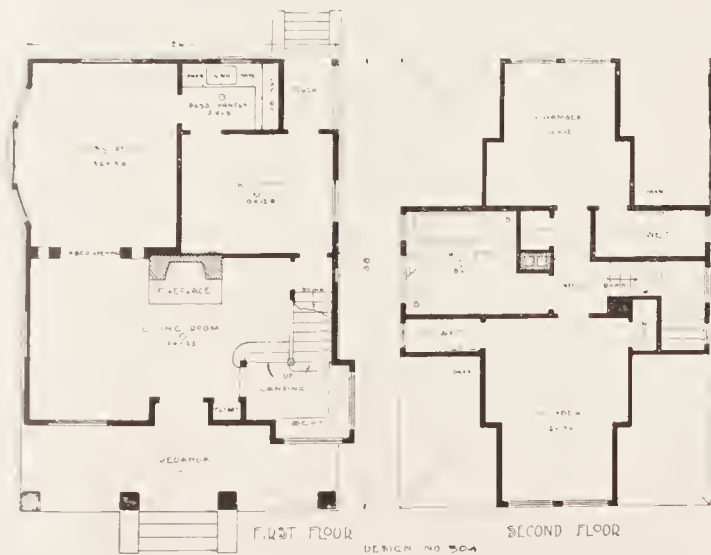


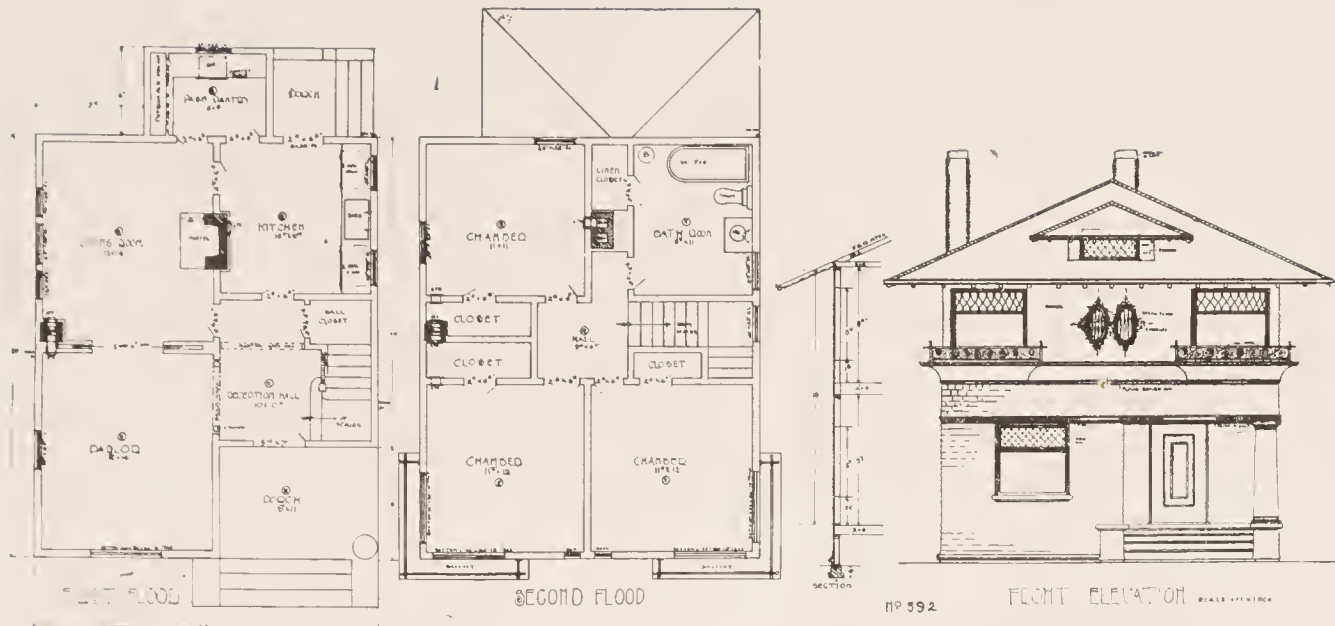
DESIGN NO. 510—COST \$1500.00.

A pretty little 6-room Spanish Colonial cottage built on piers, with small basement, constructed of Washington Fir throughout. The construction material and plumbing are good but plain. A book shelf is constructed on each side of the window in the front room.

For further information see "Construction," front of book. Cost of plans, specifications and details \$15.00.

One set of plans (without change) \$7.50.





DESIGN NO. 592—COST \$1750.00.

A swell 6-room two-story cottage; cedar siding above and cedar shingles below. Wrought iron balconies under the corner windows. Double construction. Slash grain fir on the inside. Stained. Brick mantel. Porcelain plumbing and nickel-plated trimmings.

For further information see "Construction," front of book. Cost of plans, specifications and details \$19.00.

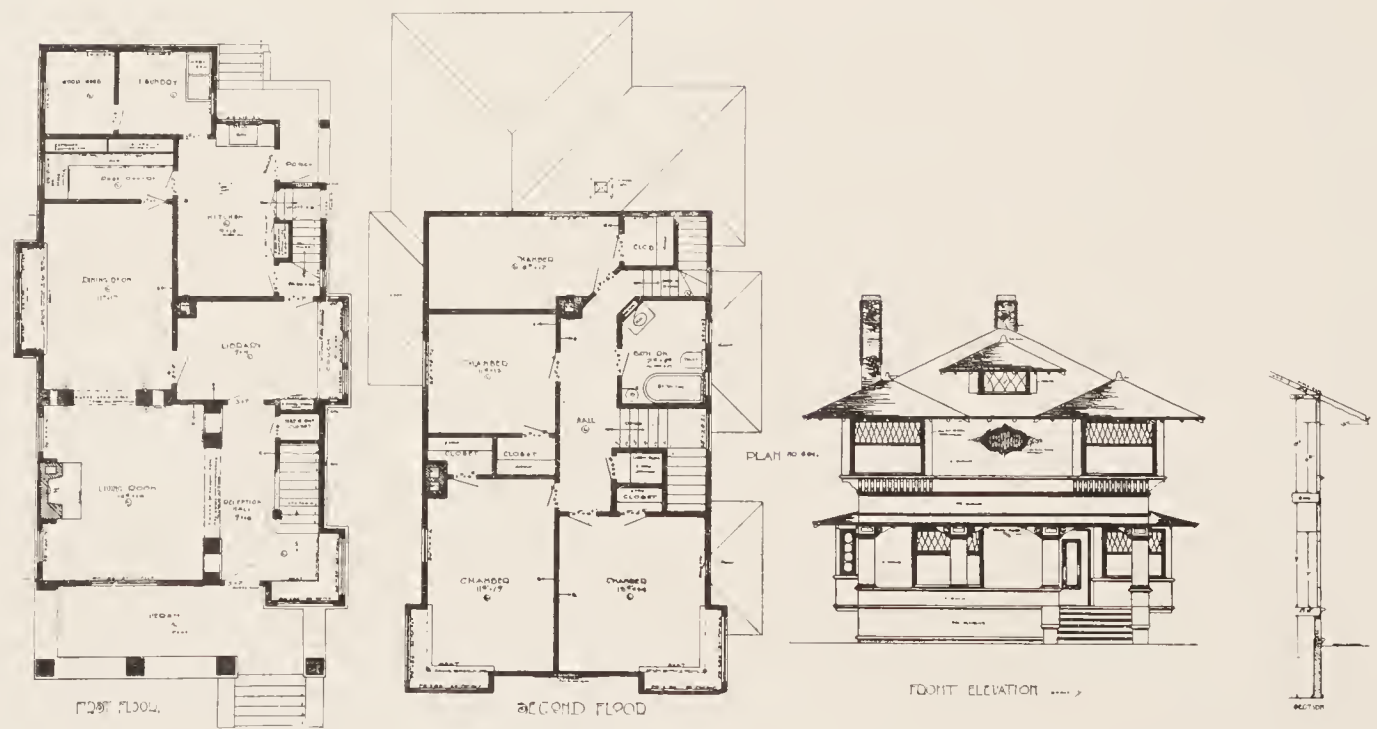
One set of plans (without change) \$9.50.

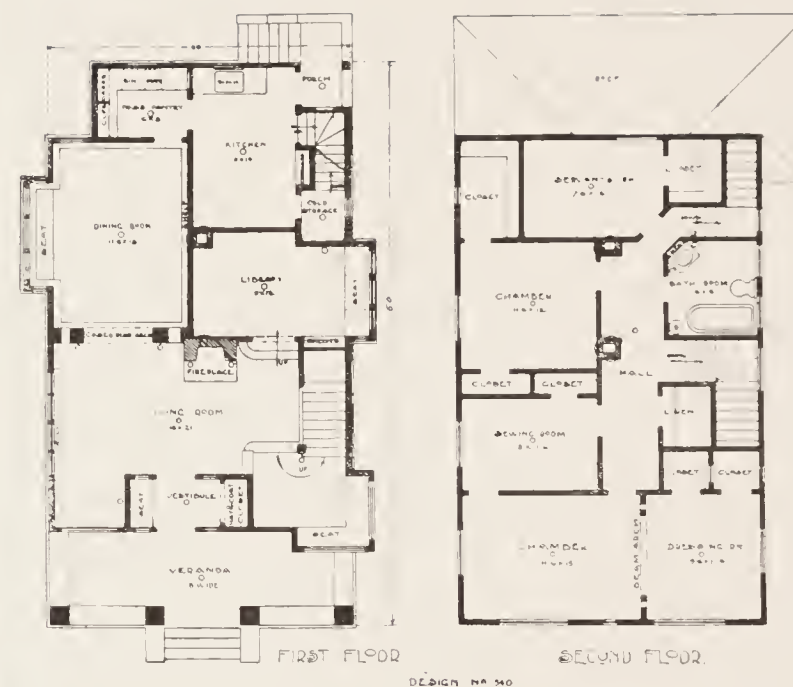
DESIGN NO. 601—COST \$2700.00.

An 8-room Spanish-Colonial house containing woodshed and laundry on the first floor. The floor plan opens up splendidly, having a library on the back of the reception hall. The exterior is one that you do not see every day. Half basement, with furnace and laundry tubs. The window seat in the hall is very nice. The heavy massive effect is carried throughout the interior and exterior of this house. Parlor and dining room and hall and upstairs hall floors are finished and polished.

For further information see "Construction," front of book. Cost of plans, specifications and details \$27.00.

One set of plans (without change) \$12.





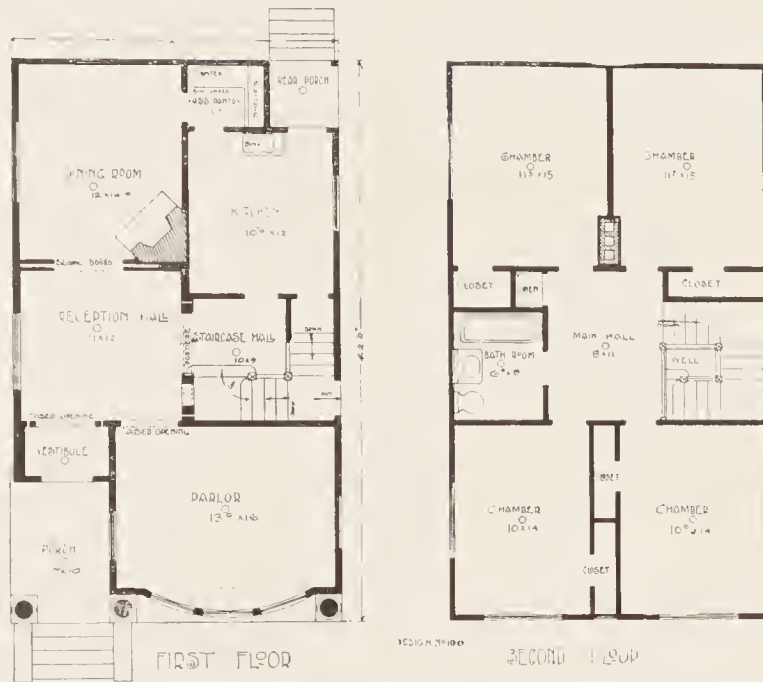
DESIGN NO. 540—COST \$2250.00.

A plain yet attractive Spanish-Colonial house, with concrete foundation, half basement. Large massive brick fireplace in the living room. Design throughout the house is carried out of heavy bull nose finish. The dining room has a plate rack extending around the room with batons reaching to the baseboard, forming panels. The construction is first class. Porcelain plumbing with nickel-plated trimmings.

For further information see "Construction," front of book. Cost of plans, specifications and details \$22.50.

One set of plans (without change) \$11.



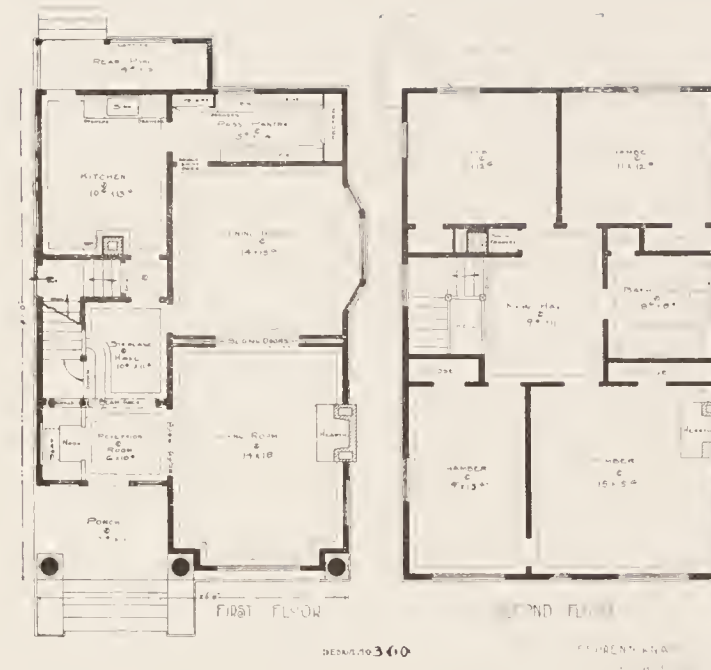


DESIGN NO. 100—COST \$2600.00.

This modified Spanish-Colonial 8-room house has a concrete foundation and basement with cement floor. Heated with furnace, and the walls tinted throughout. The dining room has a handsome red pressed brick mantel and is panelled from the plate rack to the baseboard, giving a very pretty effect. The reception hall and stair hall are a very pleasant feature of this house. The house is double constructed throughout, using Washington Red Cedar on the exterior and Washington V. G. Fir on the interior, which is well finished.

For further information see "Construction," front of book. Cost of plans, specifications and details \$26.00.

One set of plans (without change) \$12.

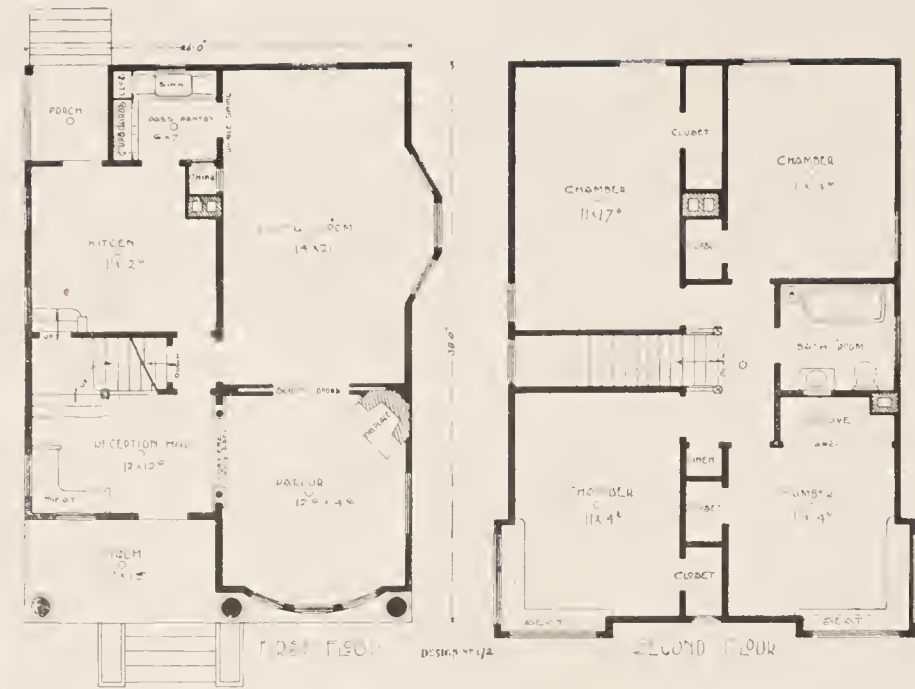


DESIGN NO. 360—COST \$2800.00.

A very sensible 7-room Spanish-Colonial house, with large rooms. Two nice fireplaces. Splendid basement with concrete foundation. Heated with hot water. The down stairs hallway is a very neat design. Double construction throughout of fir and cedar. Brick mantel in living room and chambers. Porcelain plumbing.

For further information see "Construction," front of book. Cost of plans, specifications and details \$28.00.

One set of plans (without change) \$14.

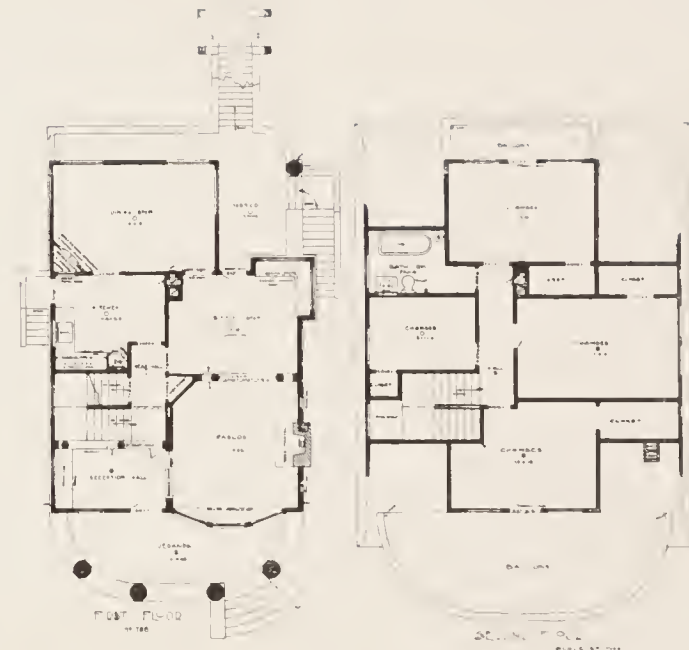


DESIGN NO. 172—COST \$2400.00.

A commodious 8-room Spanish-Colonial House with basement, concrete steps, double construction, P. & B. building paper between. The exterior of this house is cedar flooring laid in lead, making a smooth finish. The finish inside is native fir, and the exterior red cedar. The plumbing is porcelain, nickel trimmed. Fine oak mantel. The effect of this house is good, and it has been universally admired. The box windows on the second floor give a very unique appearance from the outside, and a most pleasing effect from the inside. A handsome seat in the reception hall and the pillars on buttresses between the parlor and reception hall.

For further information see "Construction," front of book. Cost of plans, specifications and details \$24.00.

One set of plans (without change) \$12.

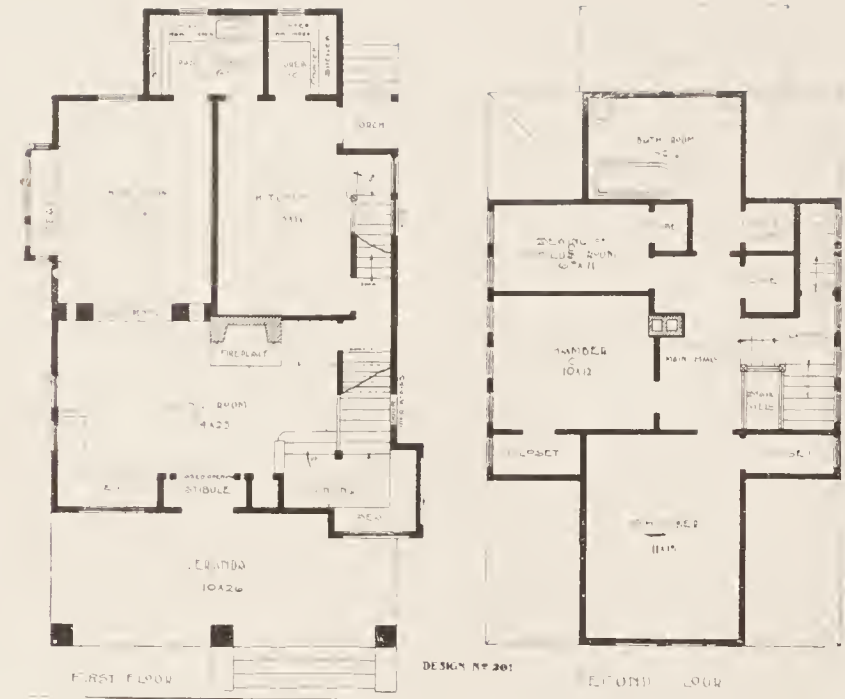


DESIGN NO. 588—COST \$2600.00.

An 8-room house, with large porch and balcony in front and view porch in the rear. Foundation of concrete. Shiplapped and shingled all over. Piped for furnace. Parlor and sitting room are beamed ceilings. Construction double. Slash Grain Fir on the interior stained. Natural finish on the second floor. A dumb waiter running from the kitchen to the basement. Has rock-faced brick mantel in parlor. Plumbing is porcelain, with nickel trimmings. Living room floors are scraped. We have built this design with the sitting room and parlor thrown together into one large room.

For further information see "Construction," front of book. Cost of plans, specifications and details \$26.00.

One set of plans (without change) \$13.



DESIGN NO. 201—COST \$2200.00.

The dining room is panelled with plate rack running entirely around the room, forming caps to doors and windows. The front room and hall finished with tapestry. The floors are polished. The large columns on the panelled buttresses give a most pleasing effect. This house is very handsomely finished on the interior, and has attracted as much attention as any cottage we have built. The long dormer with a series of 6 windows is very striking. We have plans for a similar house with ordinary finish for from \$1600 to \$1800.

For further information see "Construction," front of book. Cost of plans, specifications and details \$22.00.

One set of plans (without change) \$11.00.



The above cut shows an interior view from the parlor looking into the dining room from Design No. 201, showing the large columns between the two rooms, the mantel and the panels and plate rack in the dining room.

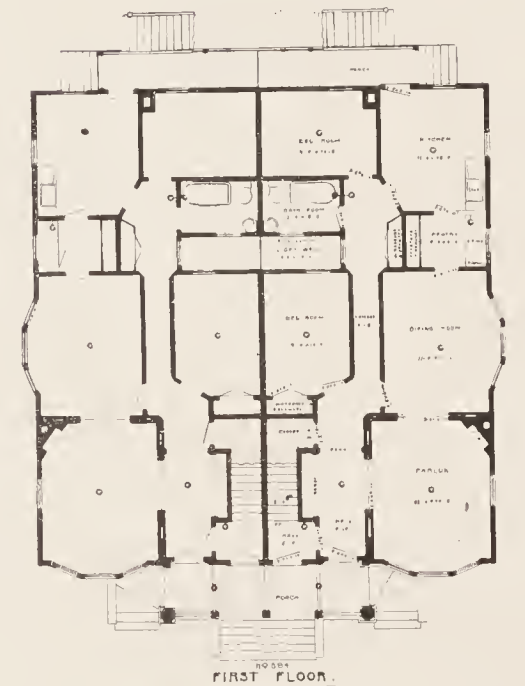
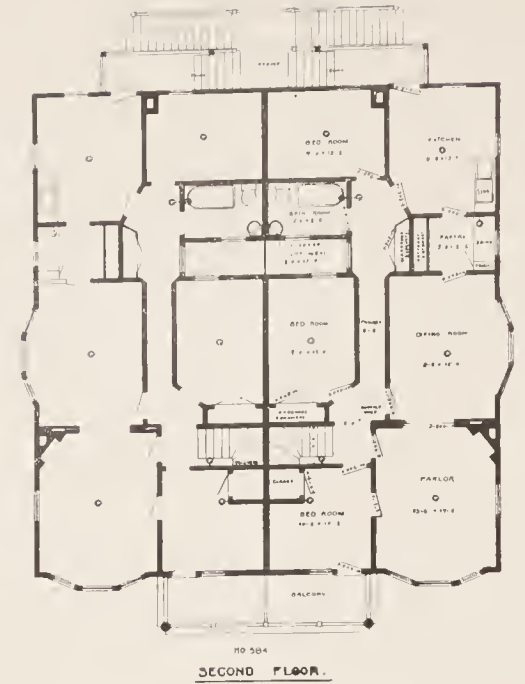


DESIGN NO. 584—COST \$5300.00 EACH.

Concrete and cobble stone foundation. Double construction. Best of plumbing. Each flat has separate basement. Large attics for the upper flats. Cedar exterior finished with fir on the inside. We have several alternative floor plans for this flat.

For further information see "Construction," front of book. Cost of plans, specifications and details \$53.00.

One set of plans (without change) \$17.



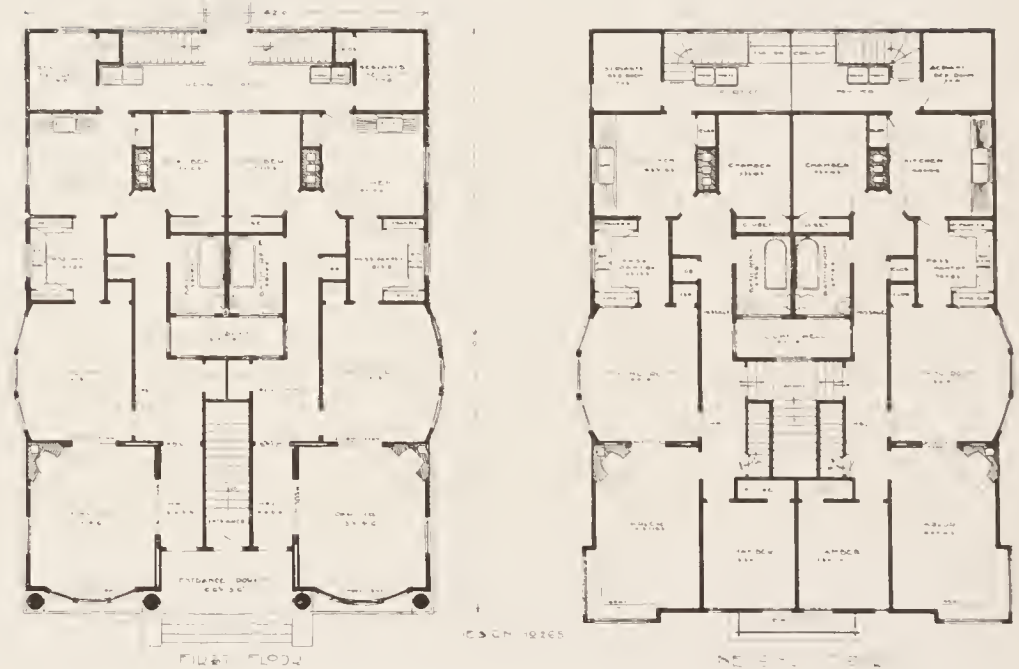
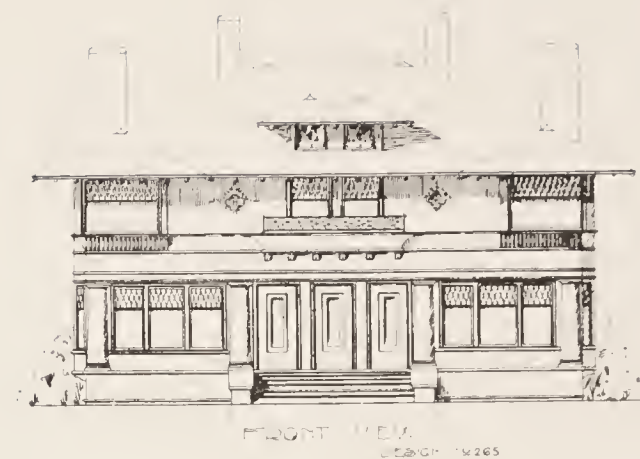


DESIGN NO. 571—COST \$3100.00.

A neat modern convenient two-flat building that will not be an objection to any residence locality. It has a concrete foundation and a half basement. Double construction. Elegantly finished. Native woods. Pressed brick mantels. Best of plumbing. China closets. Each flat is entirely separate and independent of the other, there being nothing in common.

For further information see "Construction," front of book. Cost of plans, specifications and details \$31.00.

One set of plans (without change) \$15.



DESIGN NO. 265—COST \$4000.00.

A modern convenient Spanish-Colonial 4-flat building. Cedar siding on the exterior with smooth belts through the center. Pressed brick mantels. Concrete foundation. Double construction. Best of plumbing.

For further information see "Construction," front of book. Cost of plans, specifications and details \$40.00.

One set of plans (without change) \$15.

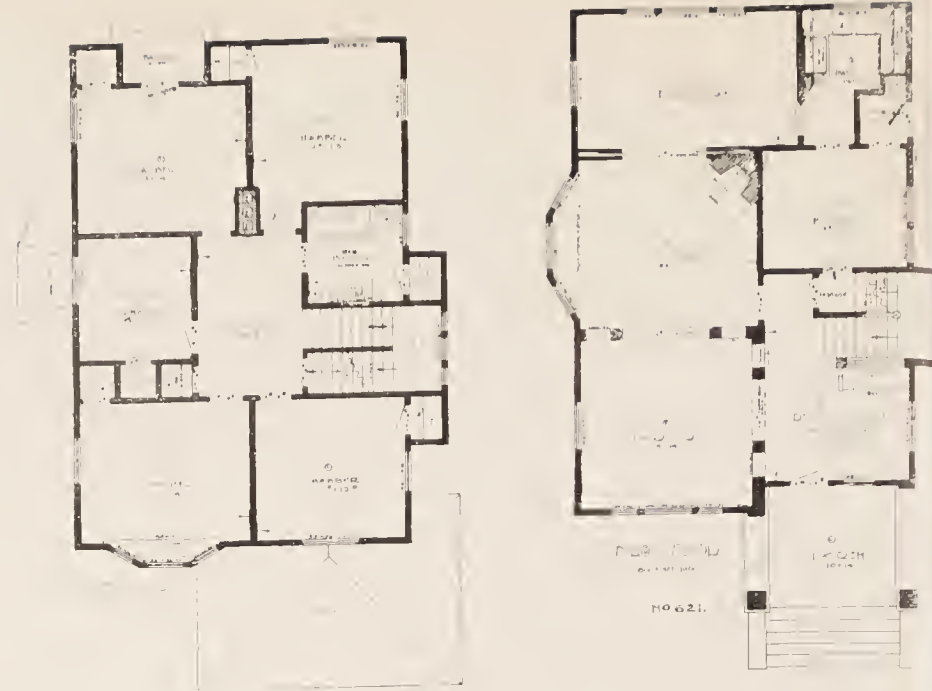


DESIGN NO. 621
COST \$3300.00.

A pleasing 11-room shingled house. Double construction. Concrete foundation, full basement. Furnace and laundry tubs. Large, commodious rooms, including servants' room. Nicely finished Cedar shingles on the exterior.

For further information see "Construction," front of book. Cost of plans, specifications and details \$33.00.

One set of plans (without change) \$15.

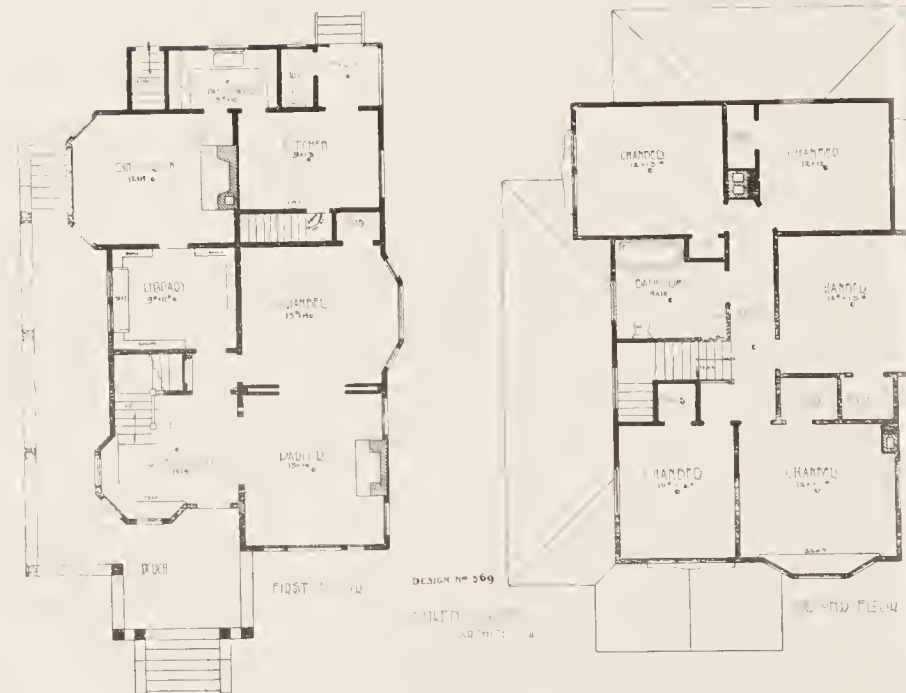


DESIGN NO. 569—COST \$3500.00.

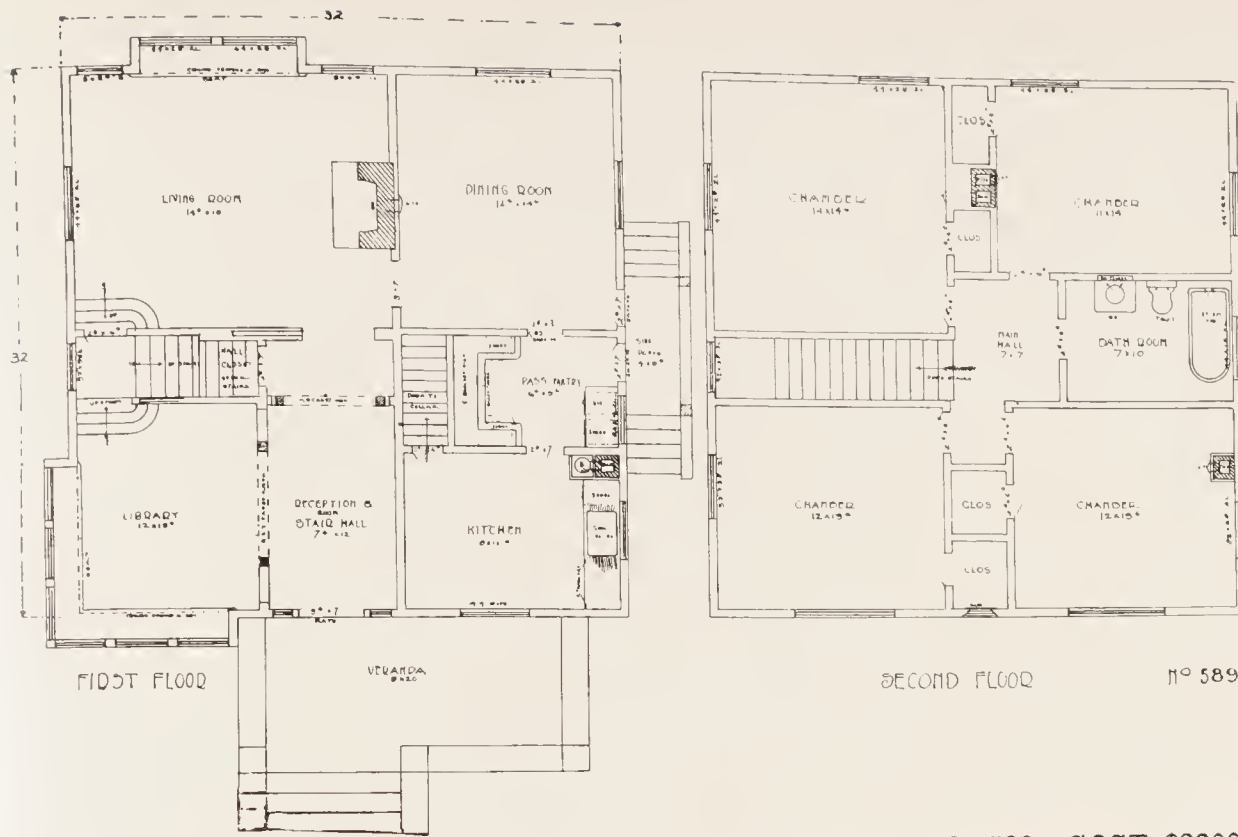
An 11-room house, full basement, concrete blocks. Furnace and laundry tubs. Cedar siding on lower floor and shingles on the second story. A spacious porch made of hewn timbers, with Bradley effect. Finish is first class. Large mantel in the dining room and book-cases in the library. Best of plumbing.

For further information see "Construction," front of book. Cost of plans, specifications and details \$35.00.

One set of plans (without change) \$15.



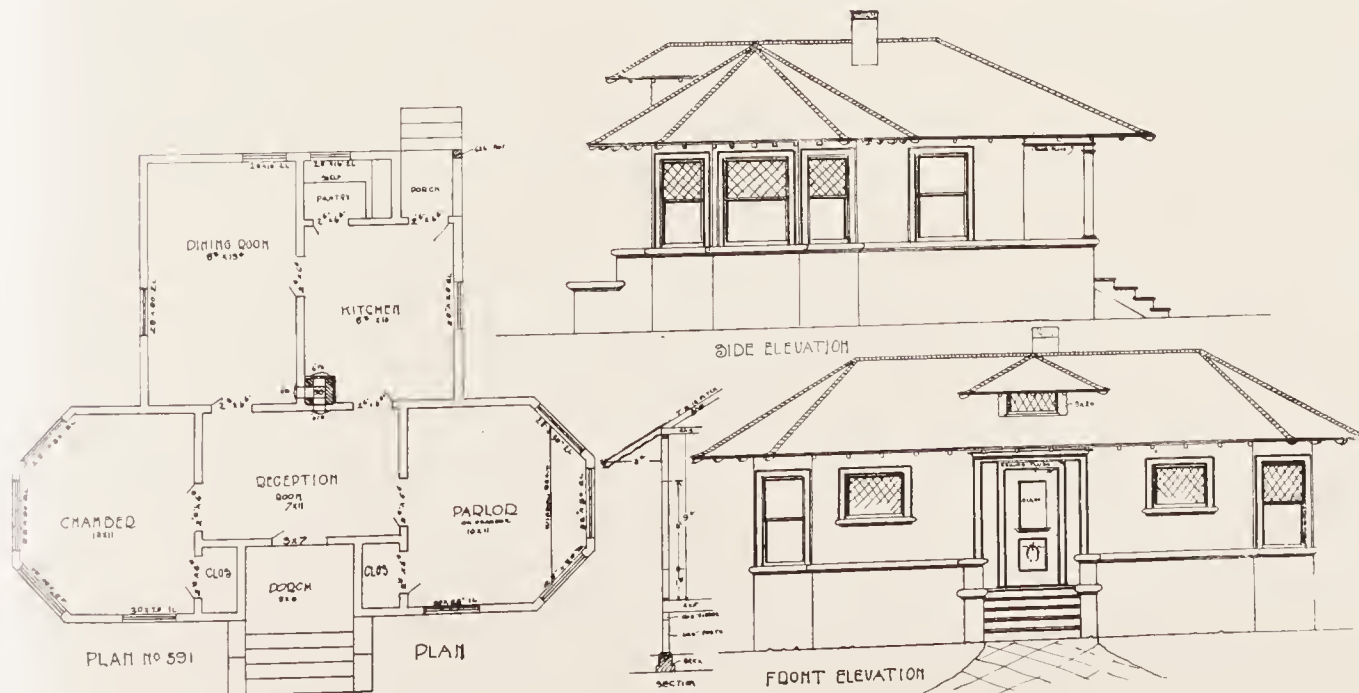
FRONT ELEVATION
 053 569



DESIGN NO. 589—COST \$3200.00.

An 8-room square Spanish Colonial House, shingled above and cedar siding below. Concrete foundation. Small basement with furnace. Double construction. Best of finish. Good plumbing. This house is designed for a rear view. We have a similar plan exchanging places with kitchens and dining rooms, putting the dining room in front, and the kitchen in the rear, with back porch at rear of kitchen.

For further information see "Construction," front of book. Cost of plans, specifications and detail, \$32.00. One set of plans (without change) \$15.



DESIGN NO. 591—COST \$550.00.

This little five-room cottage is built with brick piers; shingled from the cornice to the water table, and finished below with wide rough boards stained. Interior plastered and finished in fir.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.50. One set of plans (without change), \$2.50.



DESIGN NO. 605—COST \$1185.00.

This is one of the swellest little five-room cottages for the cost that we have been able to design. The floor plan is ideal. The perspective is pleasing even to the artist's eye. The house is built of Washington fir. Foundation is concrete piers. The inside finish is natural fir, rubbed down to a smooth finish and treated with one coat of filler and two coats of varnish. Handsome detail is carried throughout the interior and exterior. See large photograph on back cover.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.00.

See half tone of elevation on outside back cover.

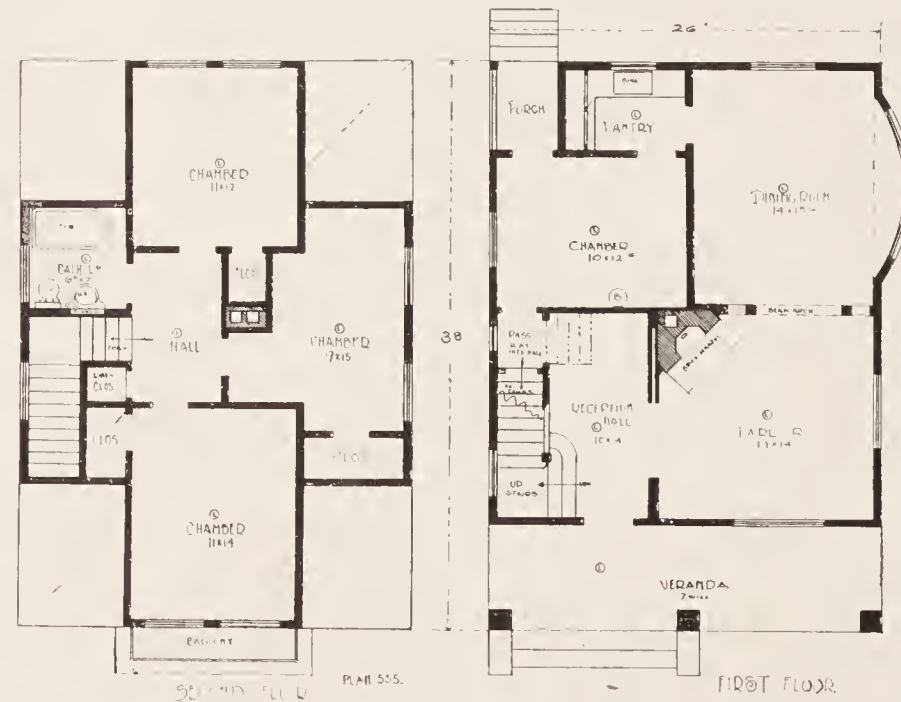


DESIGN NO. 555—COST \$1450.

A six-room cottage substantially built of fir and cedar. Nicely finished on the inside. Cedar siding on the exterior with open cornices. Double construction; dwarf concrete wall. No woodshed, but an outbuilding in place of same. Pressed brick mantel. Open fireplace. Best of plumbing.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$14.50. One set of plans (without change) \$8.00.

We have built the same house with kitchen and pantry in rear, library where kitchen now is, for \$1,625.00. Plans same price.

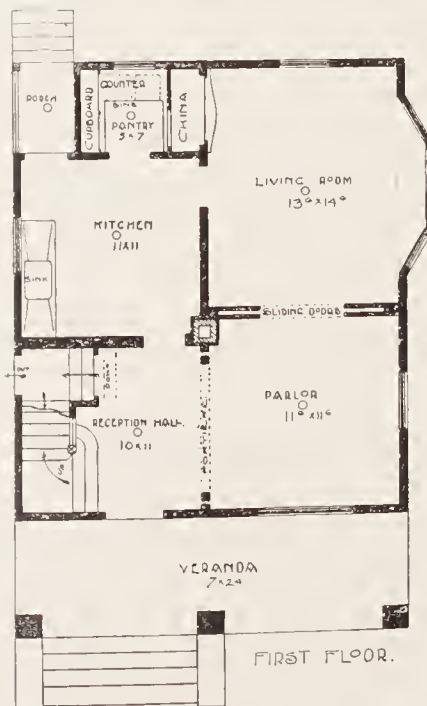




DESIGN NO. 160—COST \$1600.00.

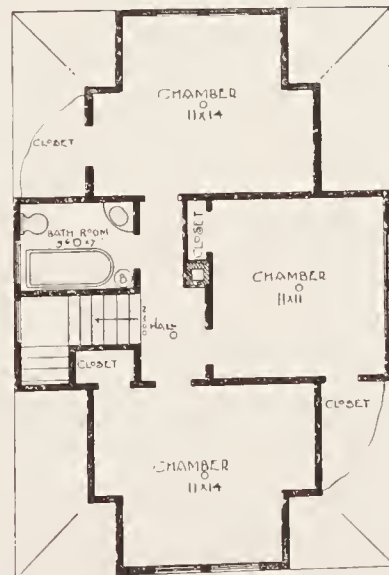
A substantially built six-room cottage that takes the eye of every admirer of a pretty home. Nicely finished and yet inexpensive. Trimmed just enough to make it a good looker. Double constructed. Dwarf wall. Small basement; good plumbing. Nicely finished, beveled plate glass front door. Good hardware.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$16.00. One set of plans (without change) \$8.00.



FIRST FLOOR.

DESIGN
No 160



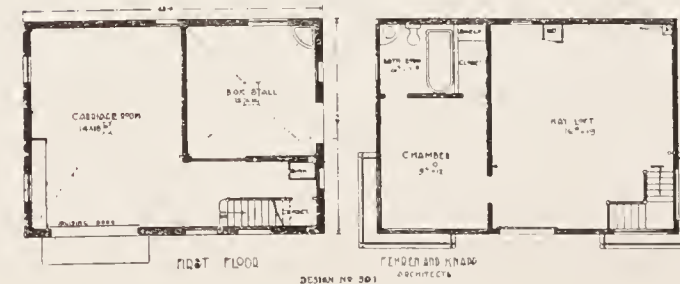
SECOND FLOOR.



DESIGN NO. 501—COST \$1400.00.

A neat stable built with shingles on the upper floor and smooth finish on the lower floor, and belt between. Concrete below the water table. Marked off to represent stone, having a concrete floor over the entire stable with coachman's room and bath above. Contains hay and grain chutes reaching from the loft to the stalls.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$14.00. One set of plans (without change) \$8.00.



FIRST FLOOR

FLEMING AND KINARD
ARCHITECTS

DESIGN NO 501



DESIGN NO. 310—COST \$4200.



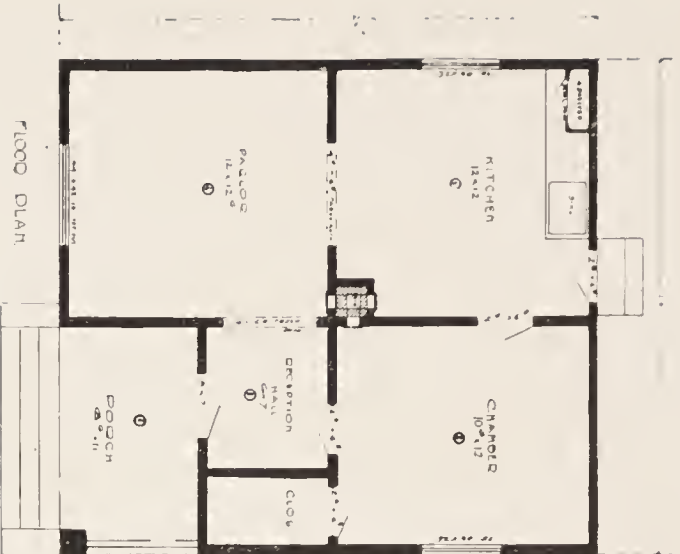
DESIGN NO. 311—COST \$1400.



DESIGN NO. 312—COST \$2700.



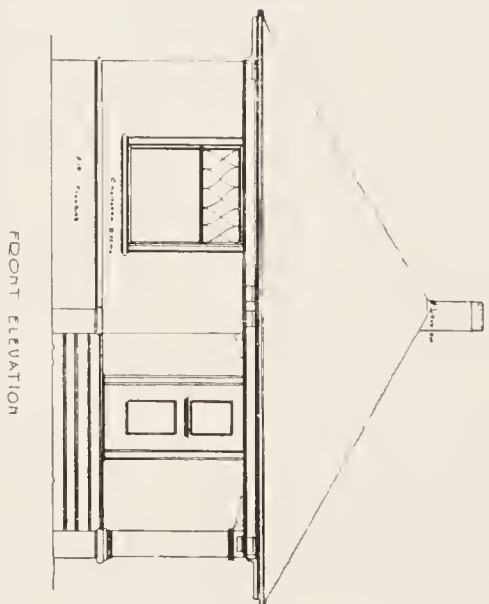
Group No. 1. A number of pretty homes that have been built in Seattle.



FLOOR PLAN

SECTION

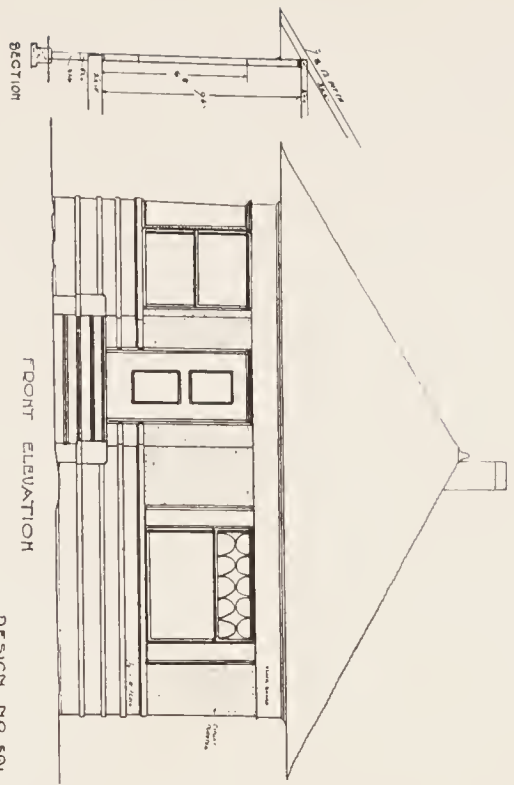
DESIGN NO. 540



FRONT ELEVATION

DESIGN NO. 540
—COST \$350.00.

Single construction. Brick piers.
For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.00. Cost of plans and details, \$3.00.



FRONT ELEVATION

DESIGN NO. 591.



FLOOR PLAN

DESIGN NO. 541
—COST \$375.00.

Plastered above. Wide rough boards below, stained.

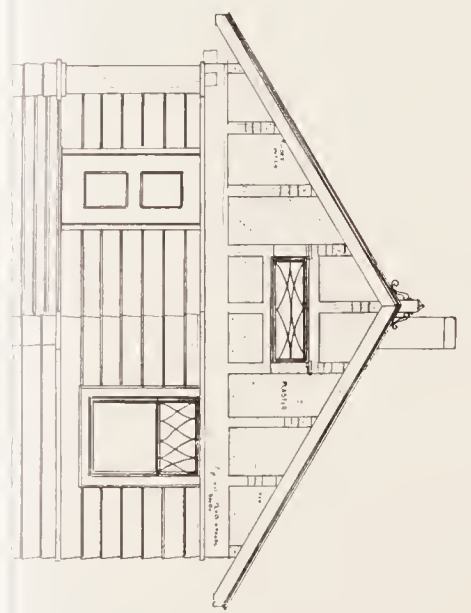
For further information see "Construction," front of book. Cost of plans, specifications and details \$5.00. One set of plans \$3.00.



FLOOR PLAN



DESIGN NO. 590.

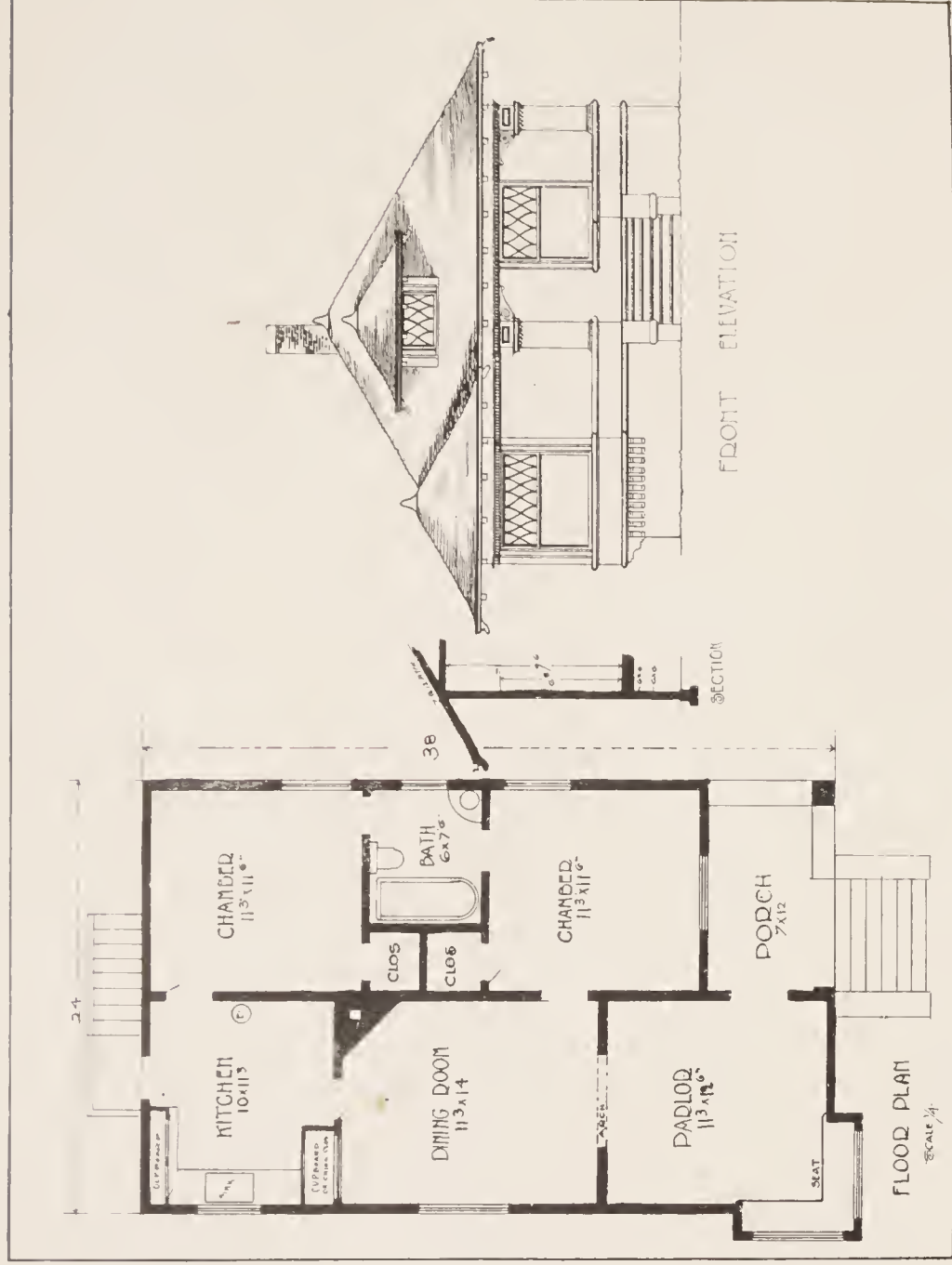


FRONT ELEVATION

DESIGN NO. 542
—COST \$350.00.

Built of wide rough boards, stained. Hewn timbers with plaster between on gables. Brick piers.

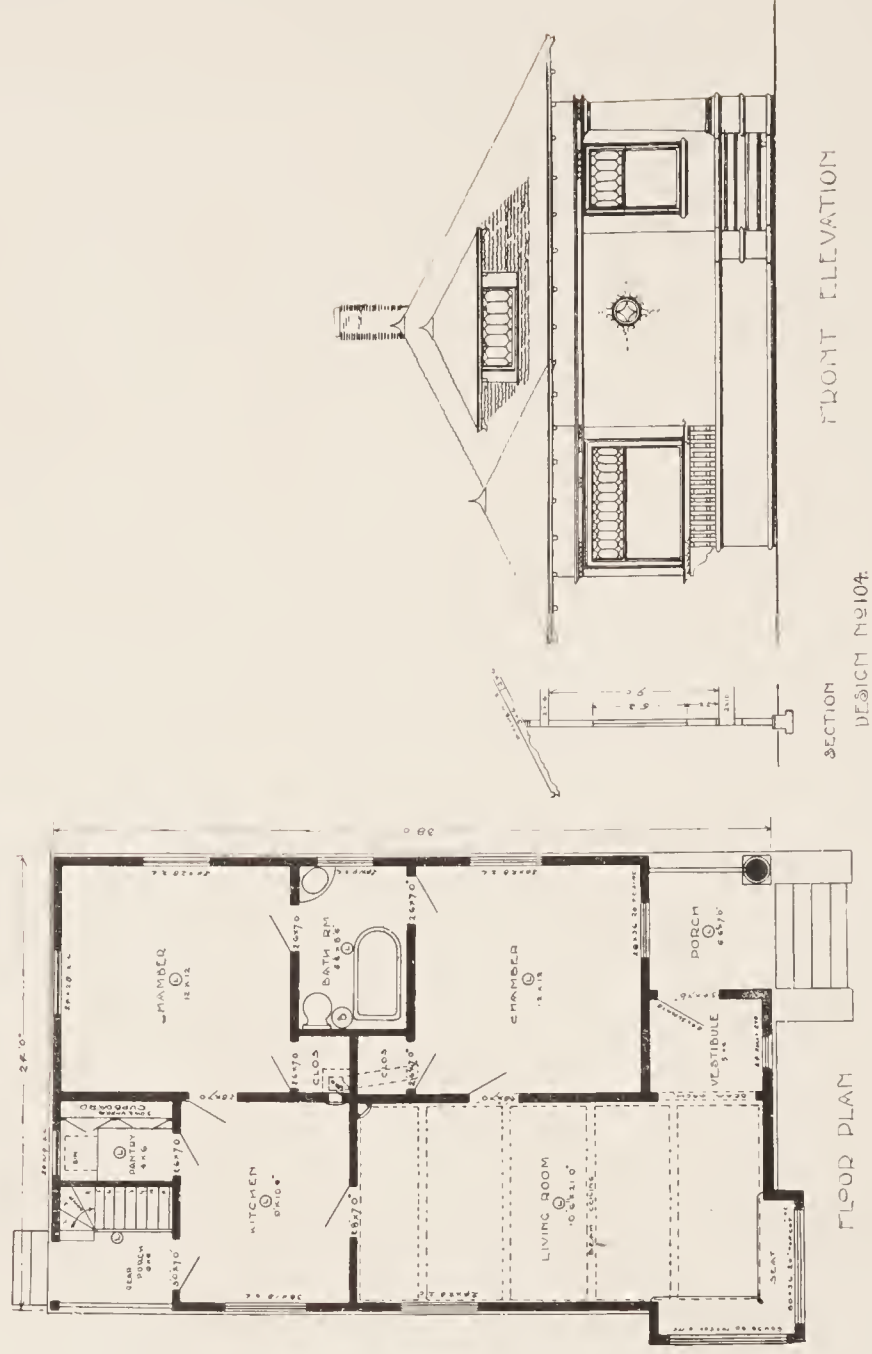
Plans, specifications and details for each of these, \$5.00. Plans and details only \$3.00. For further information see "Construction," front of book.



DESIGN NO. 102—COST \$1200.00.

Built on brick piers. Material, fir. Nicely finished with heavy detailed mouldings inside and out.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$12.00. One set of plans (without change) \$6.00.



DESIGN NO. 104—COST \$1250.00.

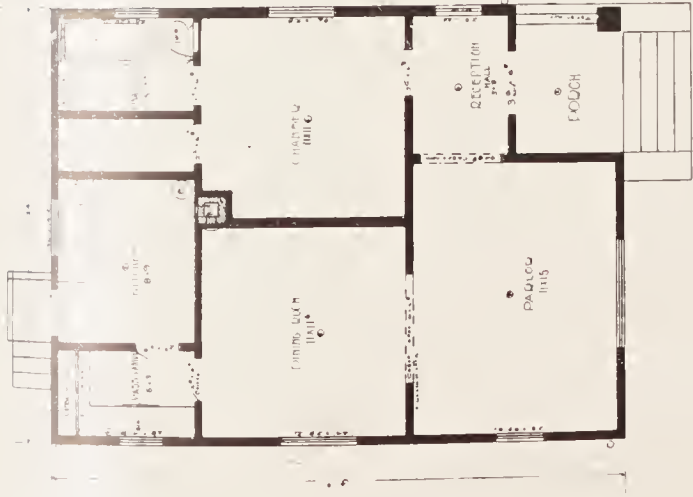
A neat four-room cottage with small basement. Beamed ceiling in large living room. Spacious corner window seat; good plumbing. Finish exterior with cedar flooring. Dwarf concrete wall.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$12.50. One set of plans (without change) \$6.00.

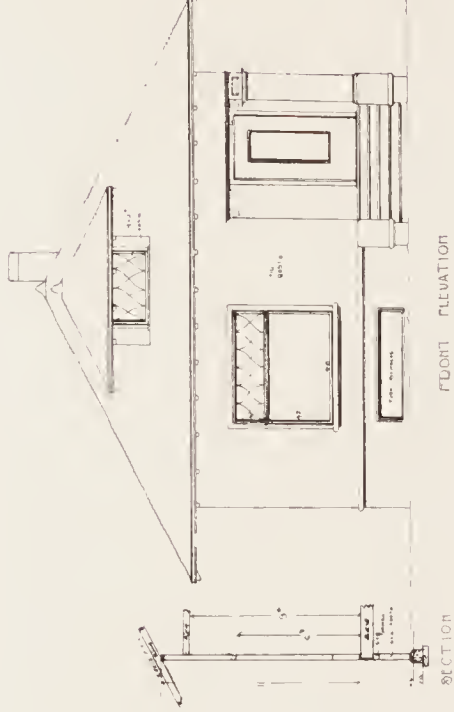
DESIGN NO. 595
—**COST \$900.00.**

Neat little four-room cottage with bath. On brick piers. Covered with rustic; finished inside with fir.

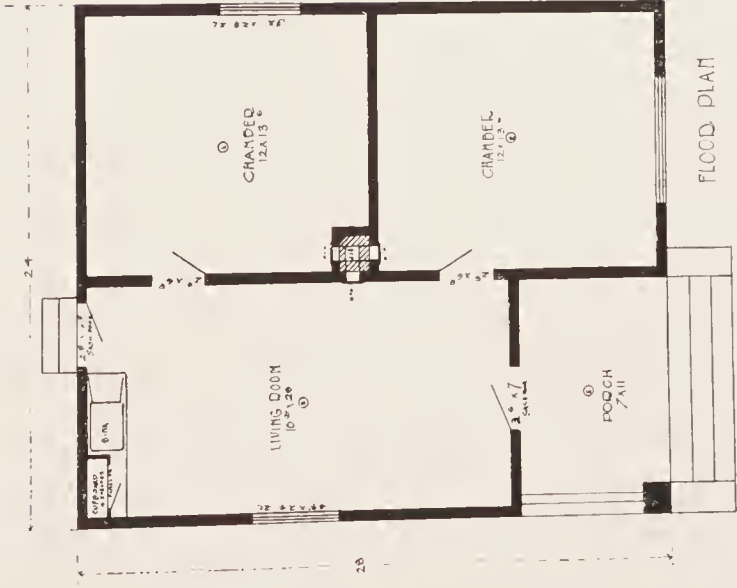
For further information see "Construction," front of book. Cost of plans, specifications and details, \$9.00. One set of plans (without change) \$5.00.



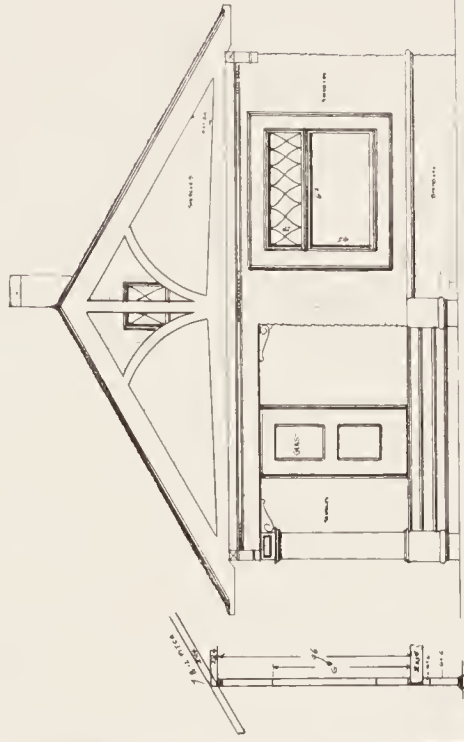
FLOOR PLAN DESIGN NO. 595



FRONT ELEVATION



FLOOR PLAN



FRONT ELEVATION

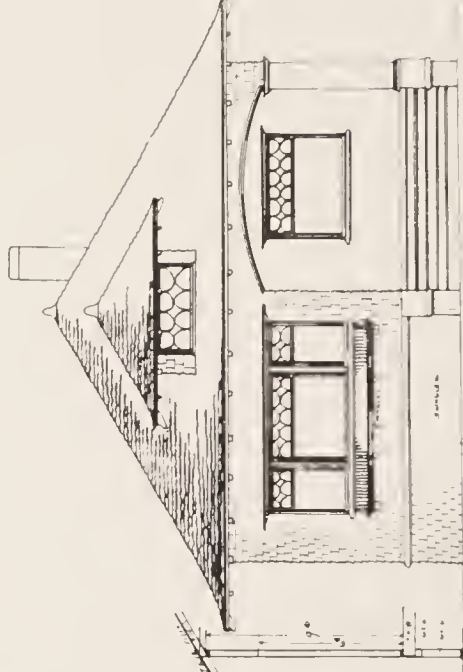
DESIGN NO. 596
—**COST \$400.00.**

Modern three-room cottage with large living room: shiplap-plastered and finished in fir. Brick piers.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.00. Cost of plans and details, \$3.00.



FLOOR PLAN



FRONT ELEVATION

DESIGN NO. 336
—**COST \$450.00.**

Shiplapped and shingled; nicely finished with fir; lathed and plastered.

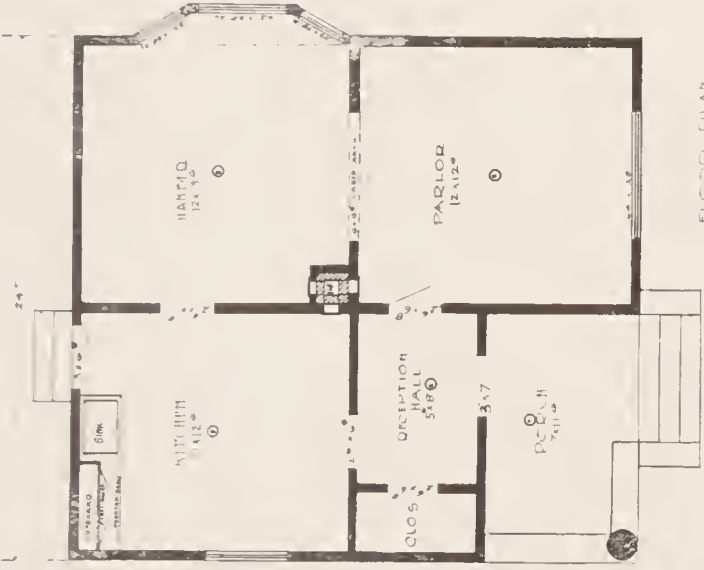
For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.00. Cost of plans and details, \$3.00.

PLAN NO. 336.

DESIGN NO. 594
COST \$400.00.

Shingled above water table. Rustic below. Plastered and finished in fir.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.00. Cost of plans and details, \$3.00.



DESIGN NO 594.1

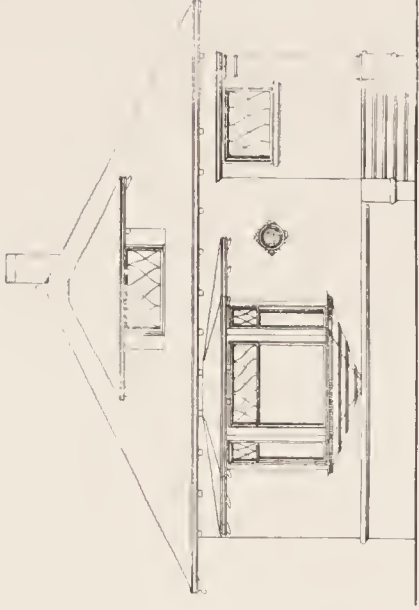


DESIGN NO. 444
COST \$500.00.

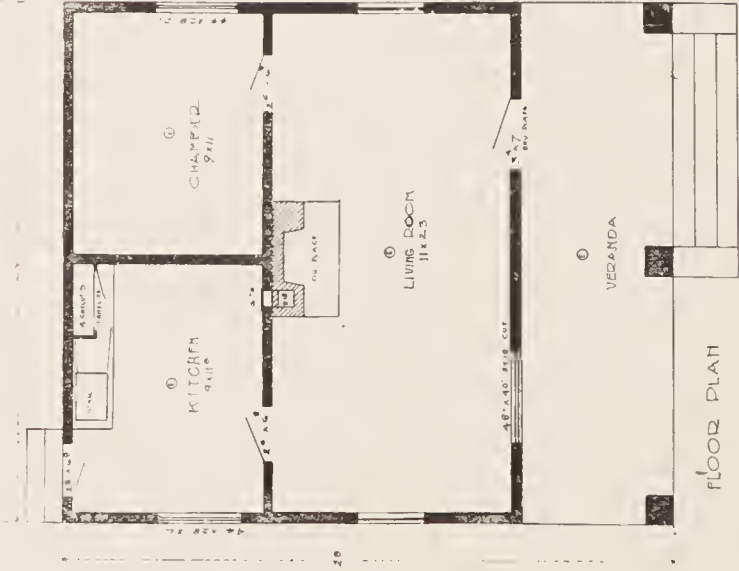
Pretty little four-room cottage with handsome bay window in front. Plastered and finished in fir. Cedar siding, brick piers.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.00.

One set of plans and details (without change), \$3.00.



DESIGN NO 592

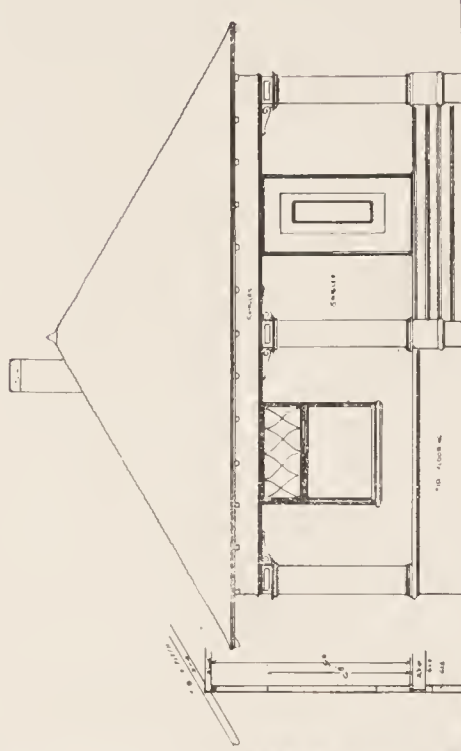


DESIGN NO. 597
COST \$400.00.

Shingled, plastered and finished in fir. Brick piers.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.00.

One set of plans and details (without change), \$3.00.

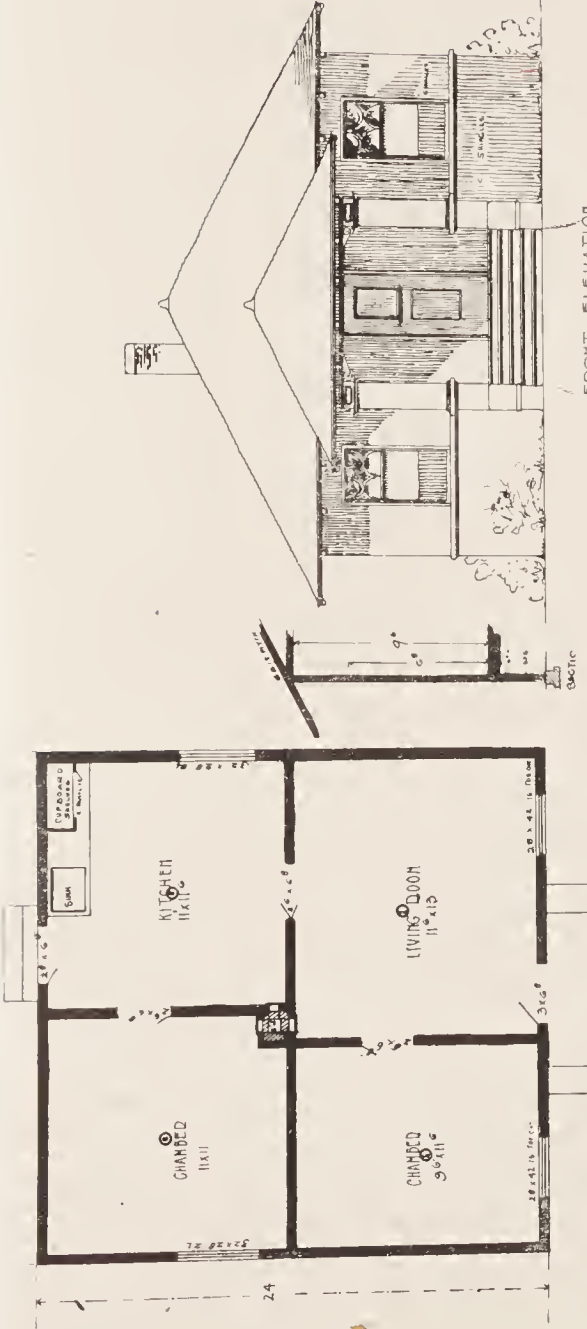


DESIGN NO 597.

DESIGN NO. 153
COST \$425.00.

Shiplapped and shingled; finished in fir and plastered; brick piers.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$5.00. Cost of plans and details, \$3.00.



FRONT ELEVATION

DESIGN NO 150.

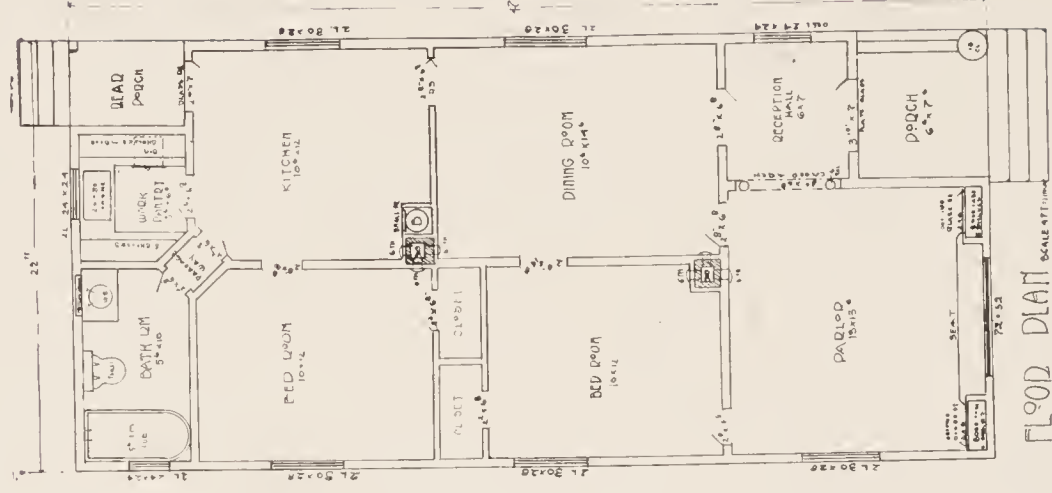
FLOOR PLAN

DESIGN NO. 593
COST \$1050.00.

A neat five-room cottage for a narrow lot. Large parlor with book cases on each side of window, and window seat between. This house is built on brick piers. Shingled above with shiplap below.

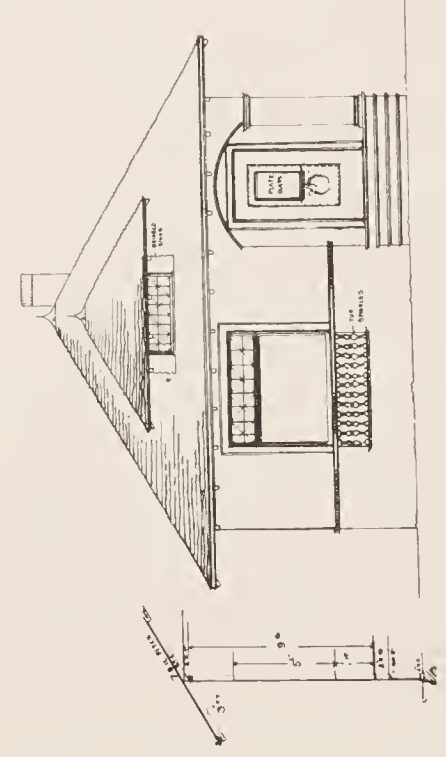
For further information see "Construction," front of book. Cost of plans, specifications and details, \$10.50.

One set of plans (without charge) \$5.



FLOOR PLAN

NO 593



FRONT ELEVATION

SCALE 1/8" = 1'-0"

DESIGN NO. 103
COST \$1500.00.

Neat five-room cottage with two rooms on the second floor. Large basement with conservatory below the porch. Cobble stone foundation. A very pretty little house for the seaside or lake.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$16.00.

One set of plans (without charge) \$3.

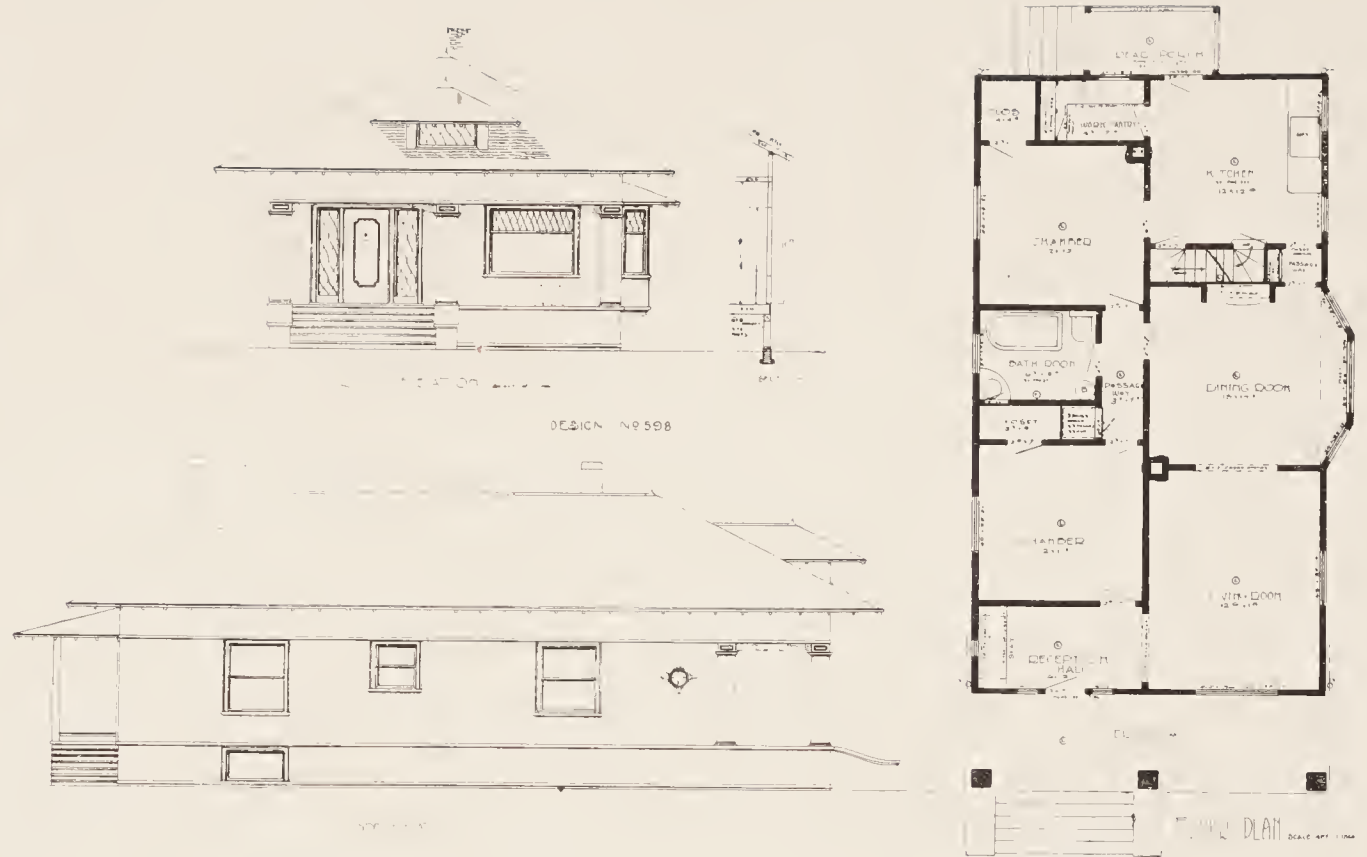
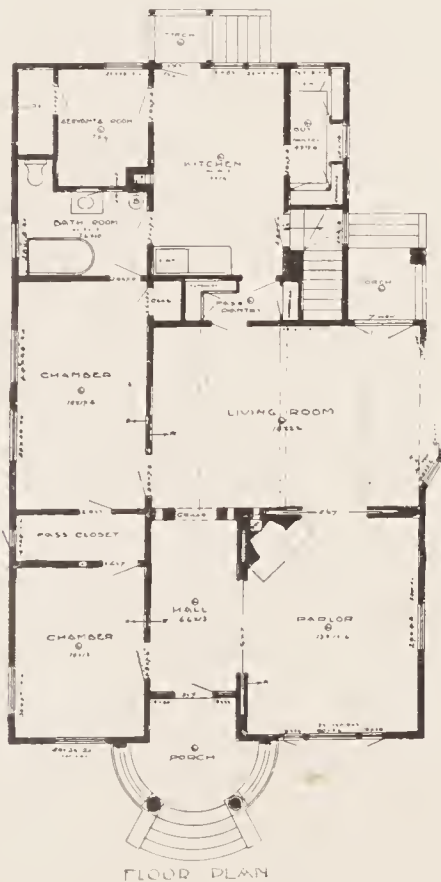




DESIGN NO. 230—COST \$1900.00.

This six-room Colonial cottage has full basement and attic, where two nice rooms could be made in the dormers, still leaving a large attic. This house is substantially built; double construction of Washington fir and cedar. The heavy oval frieze on the outside under the cornice is very unique. The interior is arranged in an ideal manner for a home with a large living room. In case it is desired, the bath could just as well be put between the two front chambers.

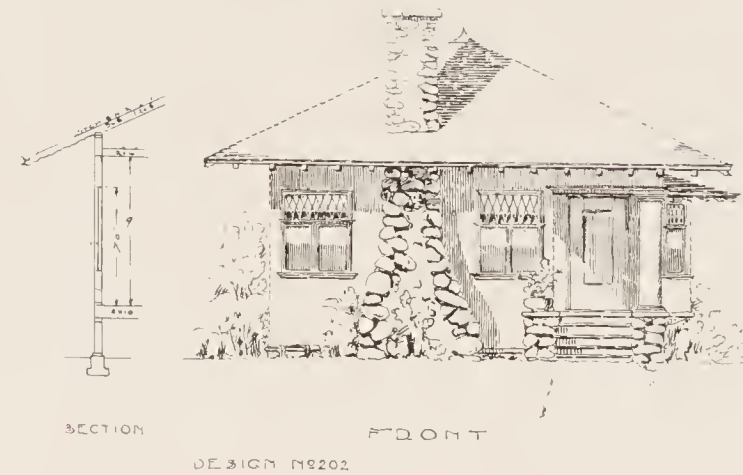
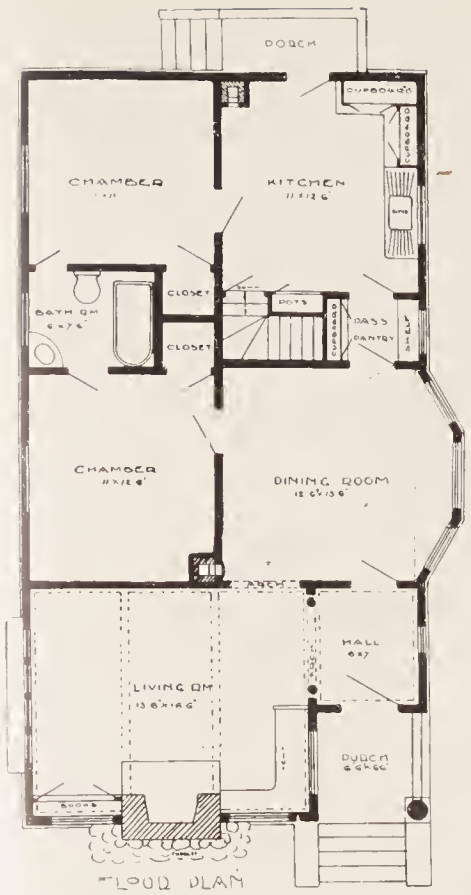
For further information see "Construction," front of book. Cost of plans, specifications and details, \$19.00. One set of plans (without change) \$9.00.



DESIGN NO. 598—COST \$1100.00.

This five-room cottage with reception hall was built on a dwarf concrete wall; small basement; attic floored with ship-lap. Either shingled or finished with cedar siding, the cost being about the same. The plumbing is good, and the detailed finish is carried throughout.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$11.00. One set of plans (without change) \$6.00.



DESIGN NO. 202—COST \$1500.00.

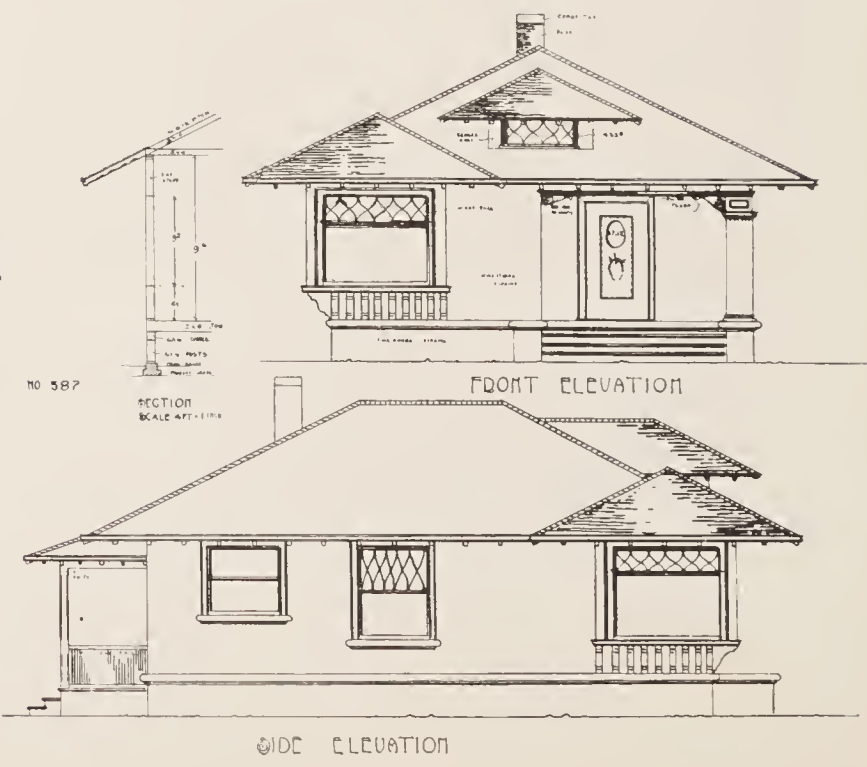
A picturesque and commodious five-room cottage with cobble stone chimney on the front. Small basement in the rear. Dwarf concrete wall; double construction; nicely finished on the interior with Washington fir. Exterior shingled. Living room beamed. Good plumbing. Large brick fireplace. We have made for this an alternative floor, arranged so that the bath room can be reached from four rooms. This building is now under construction.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$15.00. One set of plans (without change) \$7.50.

DESIGN NO. 587—COST \$950.00.

A tasty five-room cottage with modern conveniences; thoroughly well constructed and built on piers. Cedar siding or shingles on the exterior; nicely finished on the interior.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$9.50. One set of plans (without change) \$5.00.



FLOOR PLAN SCALE 1/4" = 1'-0"

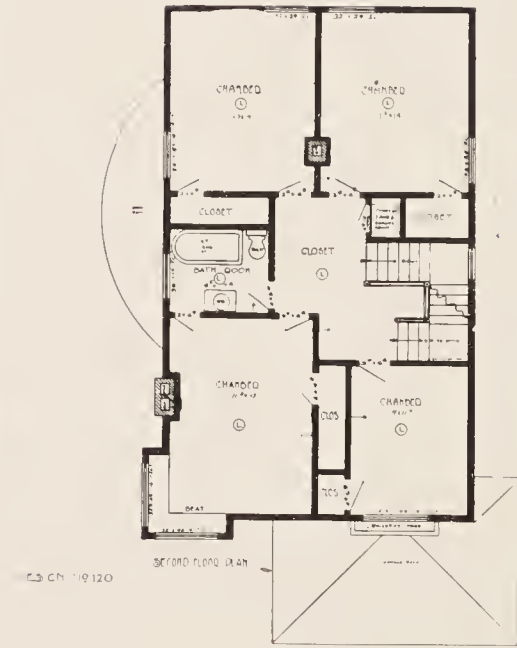
SIDE ELEVATION



DESIGN NO. 120—COST \$2700.00.

An inexpensive eight-room Spanish Colonial House that makes a nice improvement for a corner lot. This house has full concrete foundation and basement. Furnace. Laundry tubs. Double construction. Best of plumbing. Nicely finished in fir. Exterior cedar siding.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$27.00. One set of plans (without change) \$12.00.





A group of houses that we have constructed in Seattle.

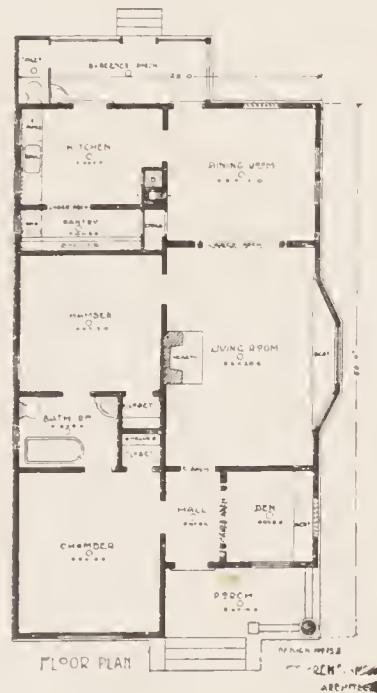




DESIGN NO. 153—COST \$1250.00.

A neat compact five-room cottage with den. Separate toilet and wash bowl on the back porch, the porch being screened in. This place has a cobblestone foundation with cobblestone chimney. A wrought iron balcony in front.

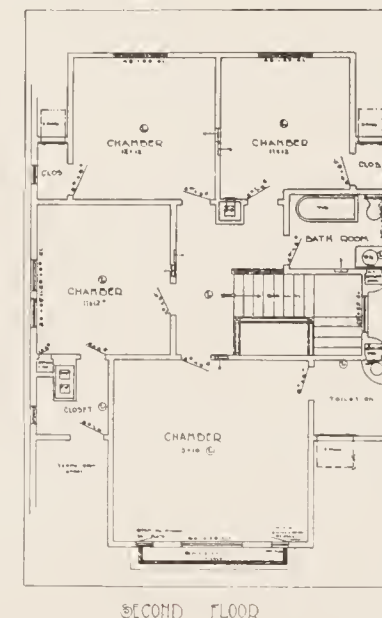
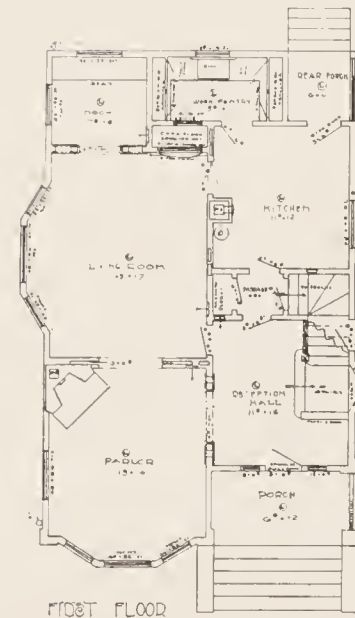
For further information see "Construction," front of book. Cost of plans, specifications and details, \$12.50. One set of plans (without change) \$7.00.



DESIGN NO. 631—COST \$2300.00.

An eight-room house with half basement, dwarf concrete wall; double construction; well finished throughout. Best of plumbing. Good hardware. Cedar shingles and siding on the exterior. Concrete floor in basement. Furnace and Laundry Tubs. Separate wash bowl in upstairs bed room. Nook off dining room and combination sideboard and china closet between pantry and dining room.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$23.00. One set of plans (without change) \$12.00.



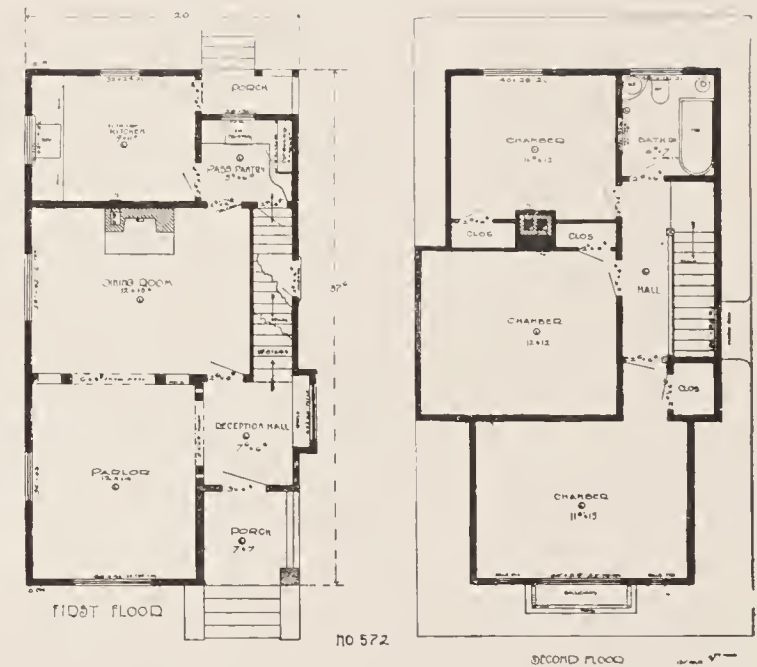
PLAN NO.
631



DESIGN NO. 572—COST \$1600.00.

These cottages were constructed on concrete foundations with half basements and concrete floors. Double construction throughout. Nicely finished and thoroughly rubbed down on the inside; with heavy detailed columns between parlor and dining room and reception hall and parlor. A Flemish bond brick mantel with rock faced headers and large molded fir top. One finished on the exterior with cedar siding and the other with shingles, with the corner boards giving column effect. Each house is heated with "Ideal" hot water heater and is one of the most spacious and best looking houses we have been able to build for the money. The two houses as shown in photograph are each built on a thirty foot lot and are good income bearers and sell readily.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$16.00. One set of plans (without change) \$8.50.



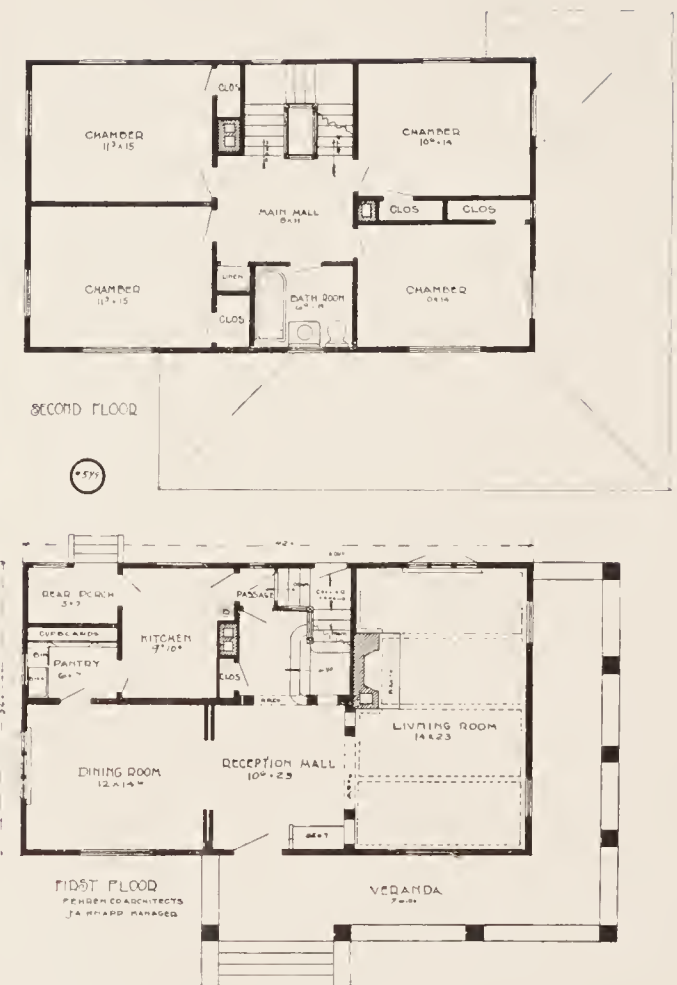


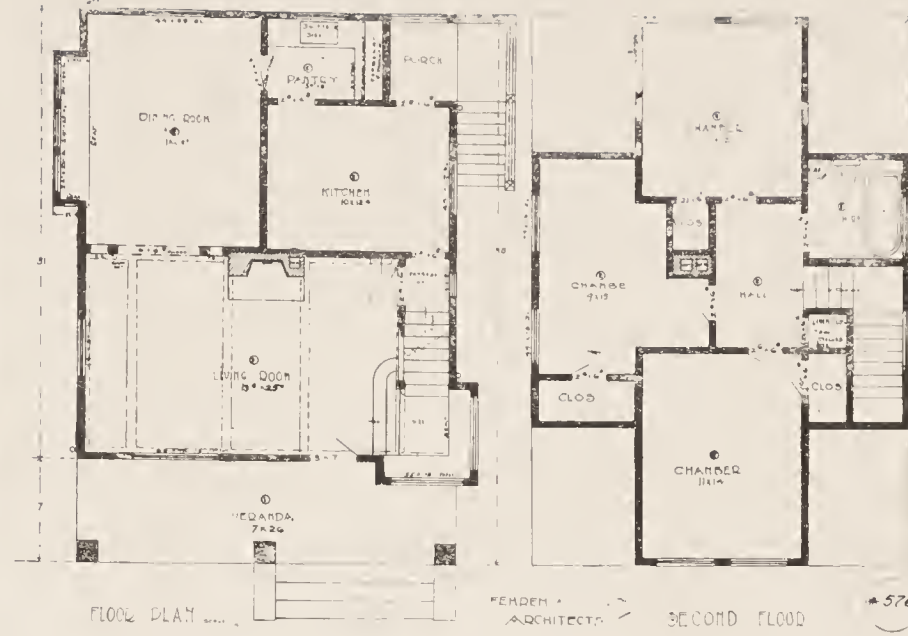
DESIGN NO. 599—COST \$3200.00.

This square Spanish Colonial House has full basement; double construction; fine furnace. Best of hardware and plumbing. Servants room in attic. Laundry tubs and furnace in basement; brick mantel; stairways are built of hard wood; down stairs floors are polished.

We have several floor plans for this elevation—one of same floor plan only four feet deeper from front to rear.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$32.00. One set of plans (without change) \$16.00.





DESIGN NO. 577—COST \$1700.00.

DESIGN NO. 576—COST \$1650.00.

DESIGN NO. 578—COST \$1450.00.

This eight-room house has full basement; is covered with rustic siding over P. & B. building paper. Double doors down stairs and single floors upstairs. Porcelain plumbing. Imitation bronze hardware. Fir finish.

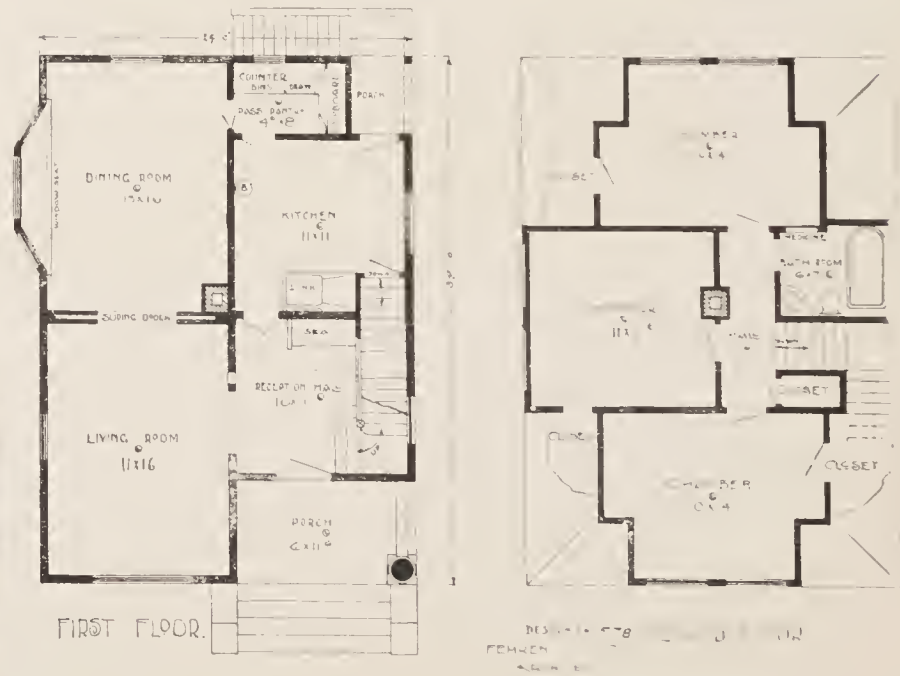
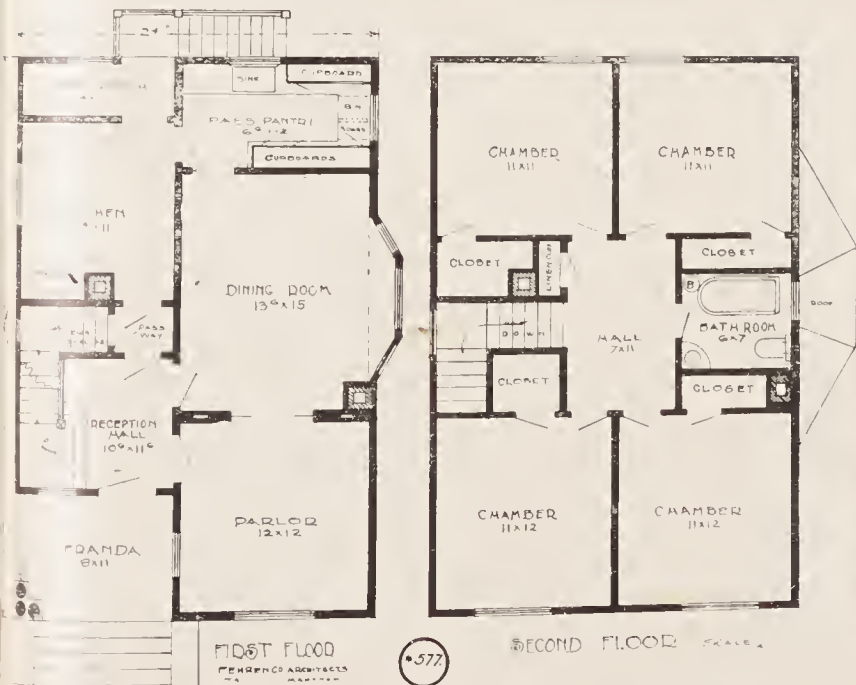
A dwarf concrete wall; half basement; double construction; nicely finished; good plumbing; a cottage that every one likes.

This little cottage cost \$1450 and was built on brick piers; single siding with P. & B. building paper. Single floors; good plumbing and hardware.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$17.00. One set of plans (without change), \$9.00.

For further information see "Construction," front of book. Cost of plans, specifications and details, \$16.50. One set of plans (without change) \$9.00.

Have same design two feet wider, making front room 12x16, rec. hall 10x12.





DESIGN NO. 580—COST \$1000.00.

A cottage with a small basement built on brick piers with single sides and P. & B. building paper. Double loors. Good plumbing. Imitation bronze hardware.

For further information see "Construction," front of book. Cost of plans and specifications and details, \$10. One set of plans (without change) \$5.50.



DESIGN NO. 579—COST \$1850.00.

A good sized house for the amount of money expended. Dwarf concrete wall with small basement. Covered on the exterior with flooring over P. & B. building paper. Double floors down stairs and single floors upstairs. Porcelain plumbing.

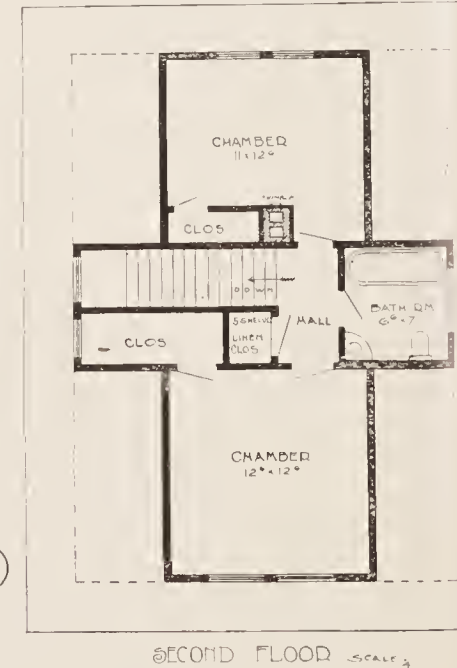
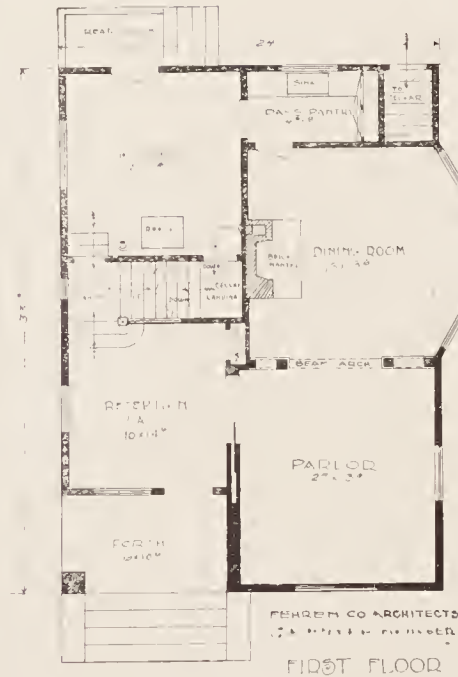
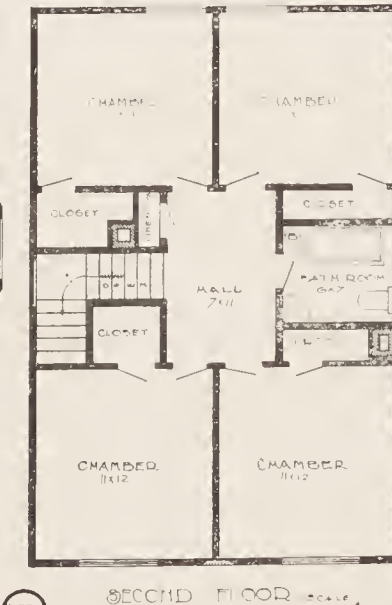
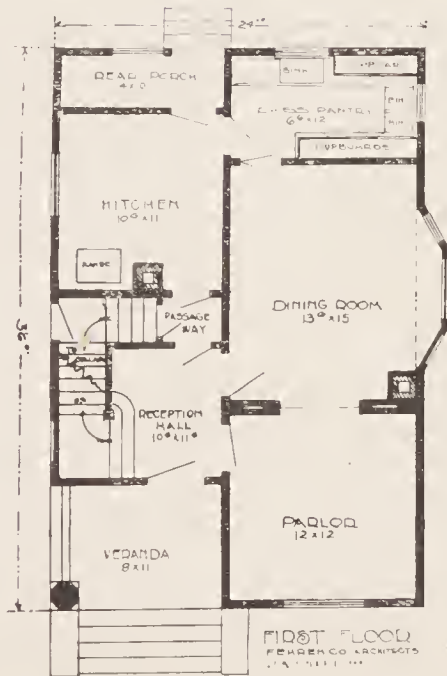
For further information see "Construction," front of book. Cost of plans, specifications and details, \$18.50. One set of plans (without change) \$10.00.

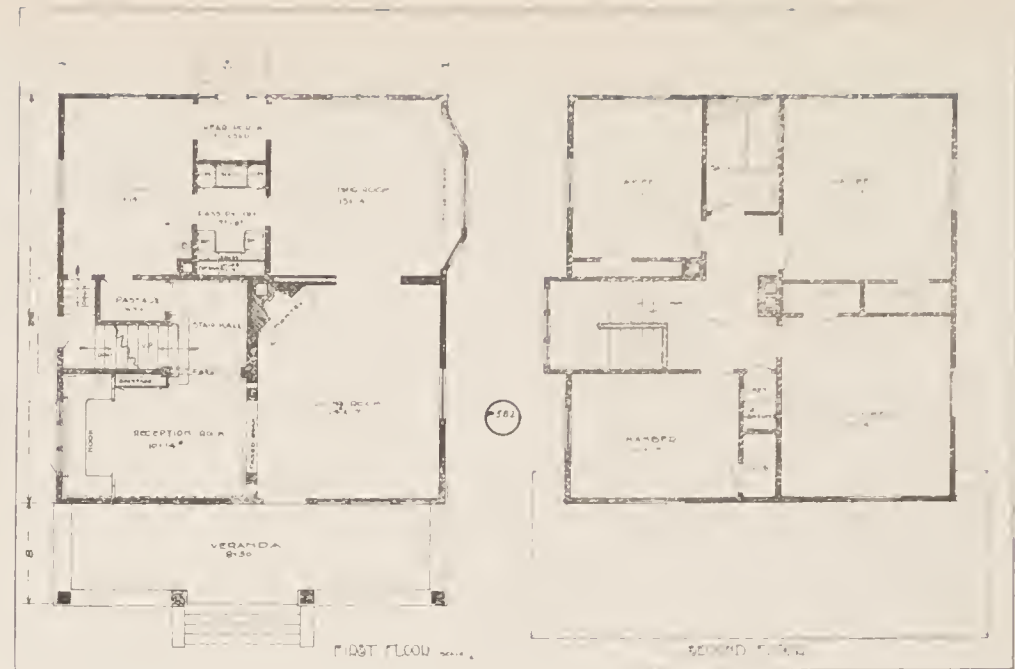


DESIGN NO. 581—COST \$1500.00.

A neat shingled cottage with double construction on dwarf wall foundation. Porcelain plumbing; good hardware. The contrast of dark brown shingles and light trimmings make this quite a striking cottage.

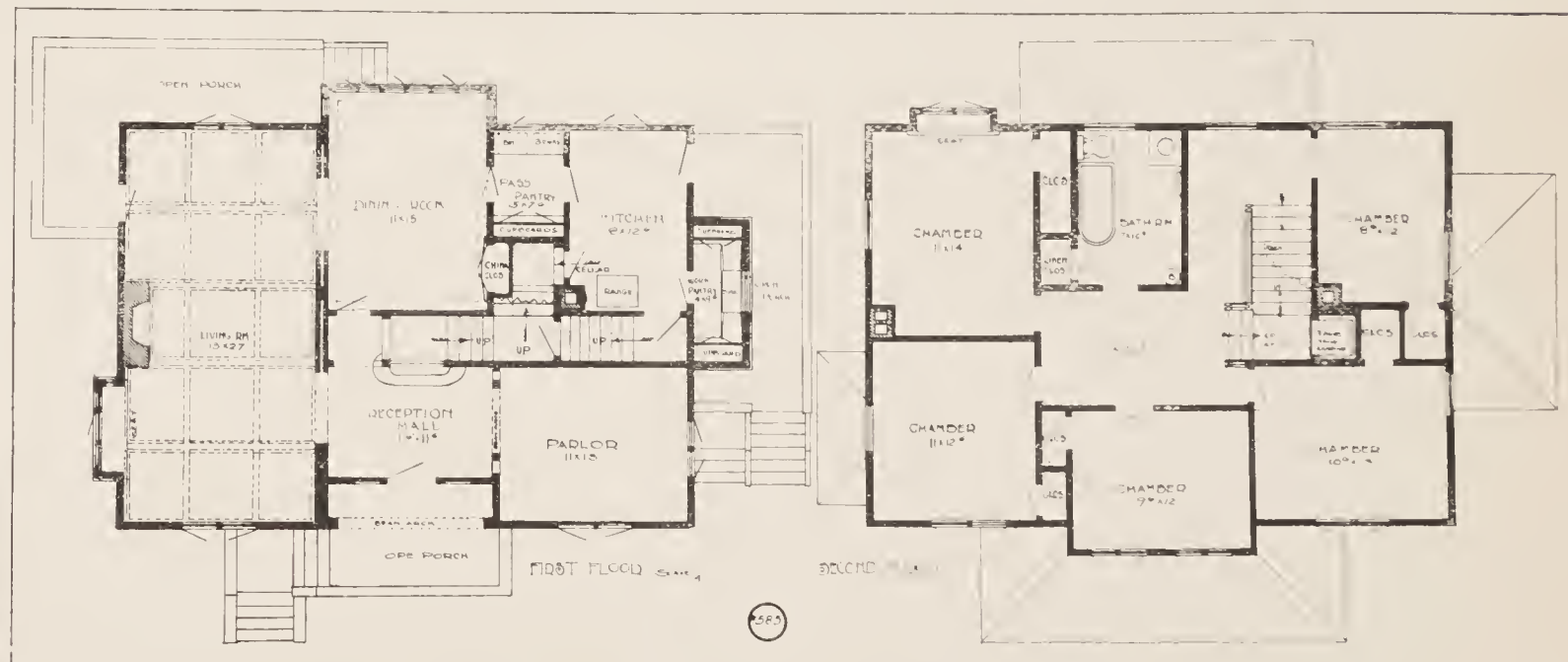
For further information see "Construction," front of book. Cost of plans, specifications and details, \$15.00. One set of plans (without change) \$8.00.





DESIGN NO. 582—COST \$2350.00.

A large plain substantial but attractive looking house, on account of its severe lines, and on account of plainness and its cost would appeal to many people. Has a dwarf concrete foundation with half basement. Double floors and sides of Washington fir and cedar siding. Well finished. Good plumbing and fair hardware.
 For further information see "Construction," front of book. Cost of plans, specifications and details, \$23.50. One set of plans (without change) \$12.00.



DESIGN NO. 585 COST \$3100.00.

A striking 10-room shingle house with the large living room feature. Half basement; concrete foundation; furnace and laundry tubs in basement. Porcelain plumbing. Nickel plated trimmings. Solid bronze hardware. Double construction throughout. Neat china closet built in with art glass doors. Pressed brick mantel; nicely finished; floors are scraped and polished. Outside is shingled and stained with Cabot's stain. Interior nicely finished in imitation weathered oak. All cut up glass is leaded; beamed ceiling in living room; back stairs and inside stairs to basement; working and serving pantries.

For further information see "Construction," front of book. Cost of plans and specifications and details, \$31.00. One set of plans (without change) \$16.00.



DESIGN NO. 340 AND 341—COST \$2300.00.

A convenient eight-room cottage style house, with spacious porch; well constructed of Washington cedar and fir. Double construction throughout; foundation of Miracle concrete blocks. Half basement; furnace; best of plumbing; splendidly finished throughout; handsome fire place and book case; tasty built in sideboard; hall and living room have beamed ceilings with plaster panels.

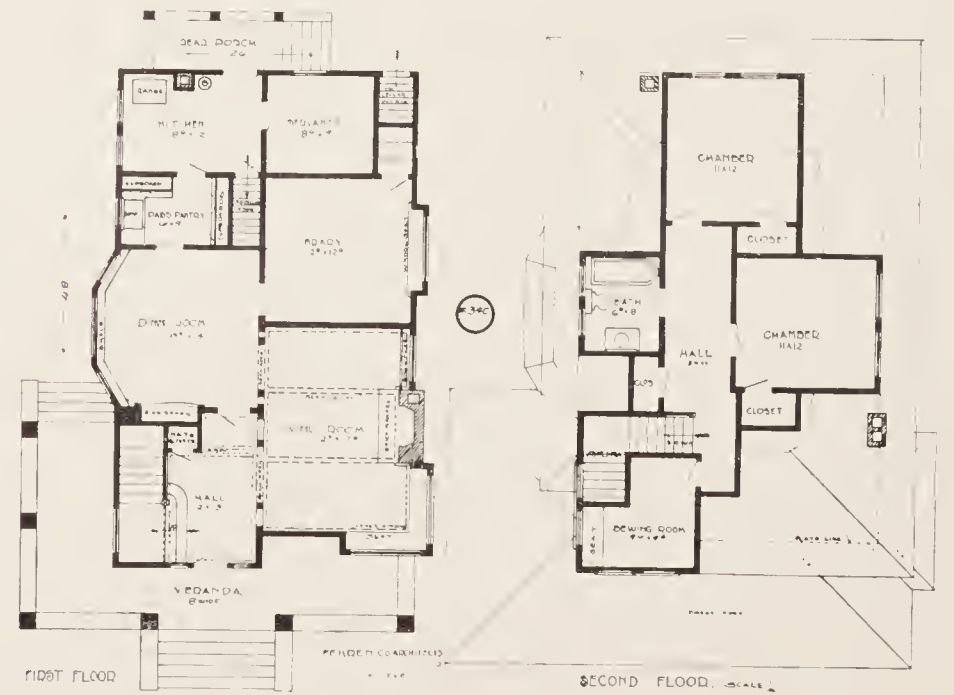
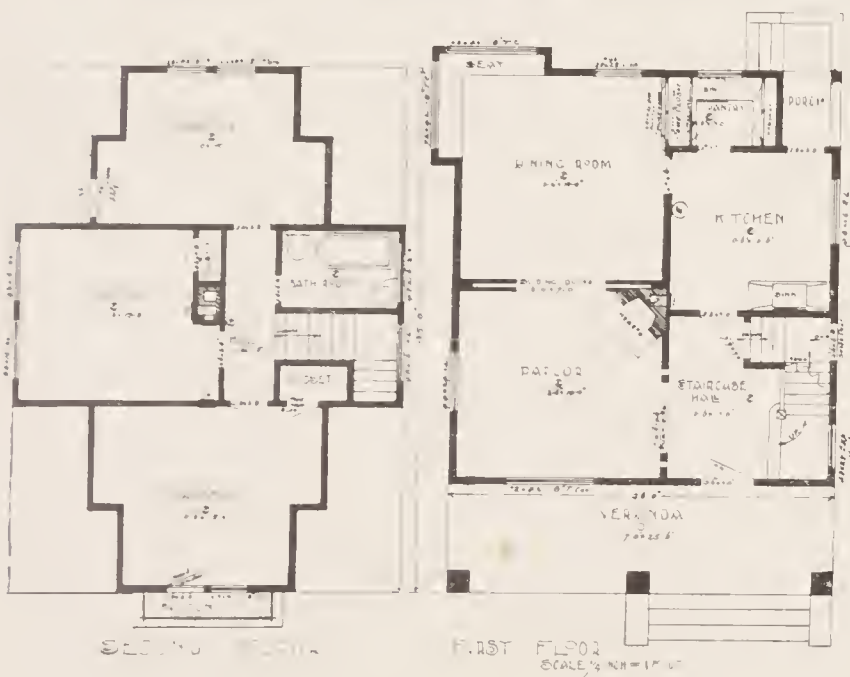
The house on the right is of similar design, with smaller porch.

Cost of Plans, specifications and details \$23.00 or plans without change \$12.00.

DESIGN NO. 334—COST \$1550.

Well constructed six-room Spanish Colonial Cottage, with rear view. Dwarf concrete wall, half basement; brick mantel; best of plumbing. Double construction. These houses are nicely finished on the interior with steamed and kiln dried Washington fir and on the exterior with Washington red cedar.

Cost of plans, specifications and details, \$15.50. One set of plans without change, \$8.00.



Information of Great Value to Architects, Contractors and Homebuilders

Covering Plans and Specifications for Installing the

Combination Coal and Gas Majestic Range

Will Be Forwarded Free of Charge Upon Request

The MAJESTIC COMBINATION COAL AND GAS RANGE, saves the investment and maintenance of two cooking apparatus.

It saves kitchen space.

It saves expense, labor and dirt of "setting up" and "taking down" as the seasons change.

It saves labor in operation; all drafts, dampers, valves, and, in fact, all parts of the range are accessible, and every dish, in oven, on top or in broiler, can be reached by the operator while standing in front of the range.

It saves annoyance from dirt that gathers in space between two ranges when both are in the kitchen.

IT REDUCES THE FUEL BILL—IN BOTH COAL AND GAS SECTION—BY ONE-HALF.

It has only one plumbing connection, and the most powerful water heaters of any cooking apparatus in both the coal and gas sections.

It saves time, for it does its work thoroughly and promptly and is always ready for business.

It saves the food; for perfect distribution of the heat (which is only possible by using malleable iron), assures an evenness of temperature that can be depended upon every time.

The coal range can be operated in winter, the gas section in summer, or if desired, both at the same time. The operation of either coal or gas section is entirely independent of the other.

When a meal is prepared for one or two persons, one gas burner can be lighted, and the meal cooked at the cost of a cent or two, saving the necessity of building a coal fire. When company drops in, one can cook for 10 or 20 people. It regulates itself to the wants of the family, saving the cost, which is ordinarily as great to cook for one or two persons as for a large family.

There is not one day in winter that the gas section cannot be used for some small accommodation.

The gas section and coal section, and the gas water heater and coal water heater, while connected by one plumbing connection, are entirely independent of each other.

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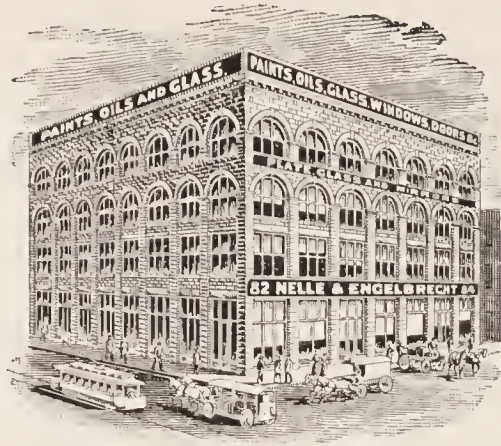
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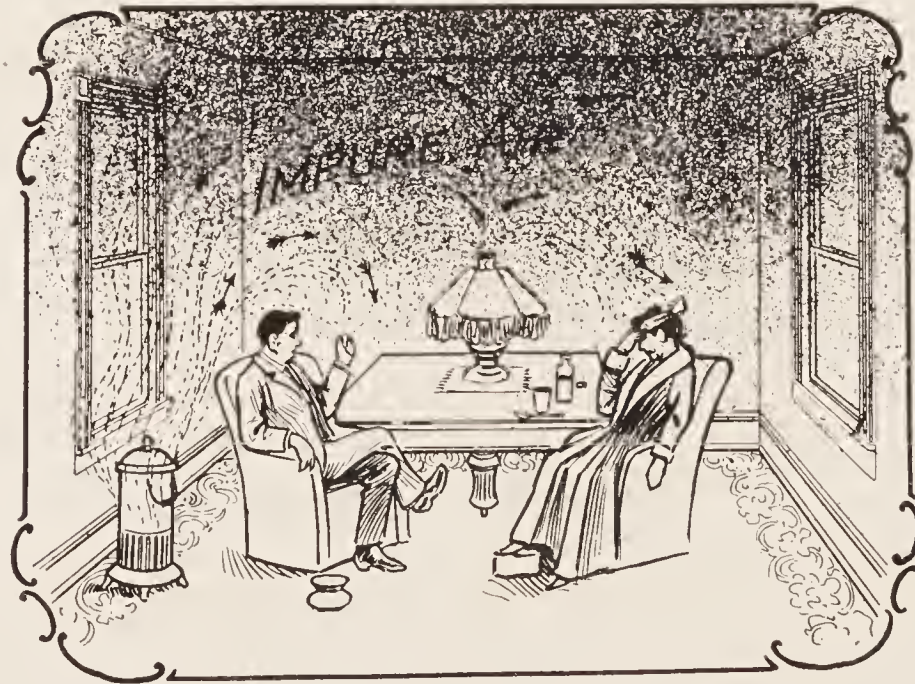
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On page 31, Design No. 571, is a double house, which with the lot it was built at a cost of \$4,400. It rents for \$70 per month or ten per cent. on the investment.

Sam Rosenberg bought a lot on Third Avenue in 1901 for \$12,500 and sold it in November, 1904, for \$55,000.

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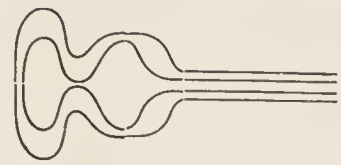
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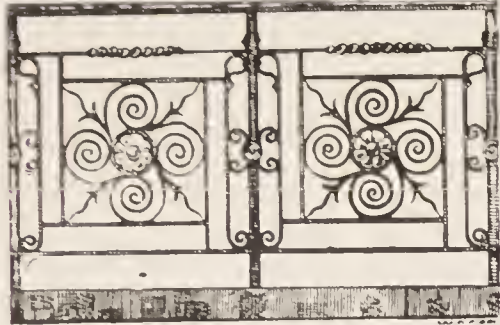
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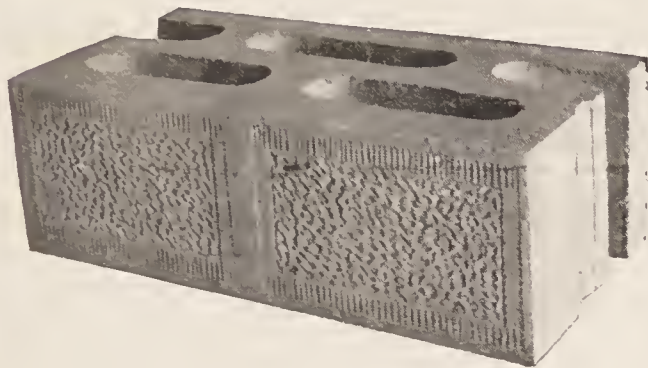
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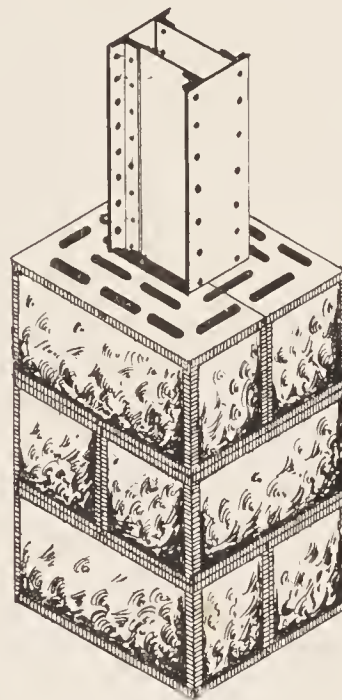
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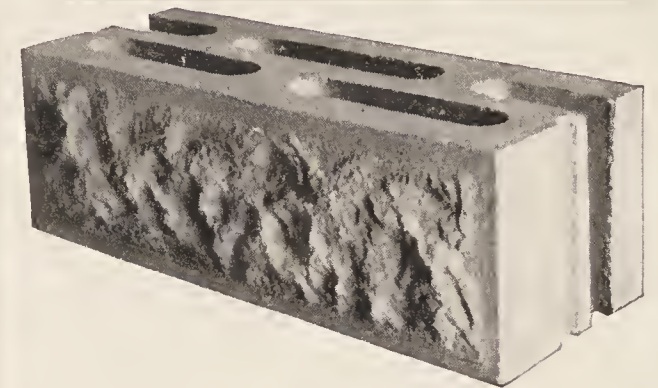


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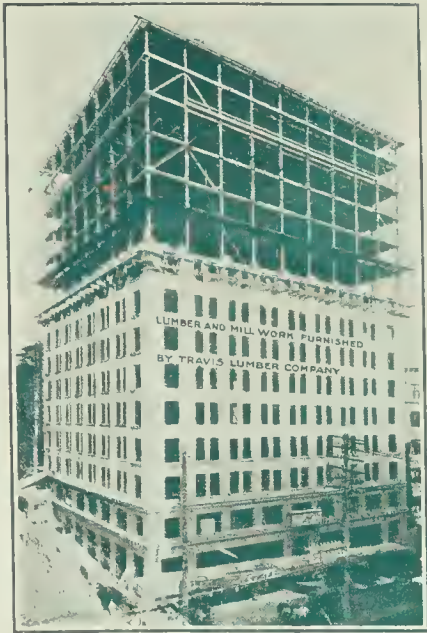
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